

SAN FRANCISCO PUBLIC LIBRARY



3 1223 09320 9899

5/S



San Francisco Public Library

Government Information Center
San Francisco Public Library
100 Larkin Street, 5th Floor
San Francisco, CA 94102

REFERENCE BOOK

Not to be taken from the library



Digitized by the Internet Archive
in 2014

https://archive.org/details/certificateofde2010sanf_0



SAN FRANCISCO PLANNING DEPARTMENT

Date received:
RECEIVED

JAN 19 2010

Environmental Evaluation Application

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
MEA

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham, or Monica Pereira
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9107, monica.pereira@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☐	☒
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

GOVERNMENT DOCUMENTS DEPT

JUL 15 2010

SAN FRANCISCO
PUBLIC LIBRARY

Signed (owner or agent): [Signature]
(For Staff Use Only) Case No. 2010.0208E

Date: 1.14.2010
Address: 445 Douglass St
Block/Lot: 2749/35

v.11.17.2009

Class 1(e)(2) Additional of less than 10,000 square feet. [Signature]

PART 2 - PROJECT INFORMATION

Owner/Agent Information

Property Owner Mary & Brian Fox Telephone No. 415 550-1369
 Address 445 Douglass St Fax. No. —
San Francisco CA 94114 Email margconeycc@hotmail.com
 Project Contact Geoffrey Galtzer Telephone No. 415 643-3366
 Company Actual-Size Architecture Fax No. same
 Address 29 Liberty St Email geof@actual-size.com
San Francisco CA 94110

Site Information

Site Address(es): 445 Douglass St
 Nearest Cross Street(s) Romain
 Block(s)/Lot(s) 2749/35 Zoning District(s) RH-2
 Site Square Footage 3250 ft Height/Bulk District 40-X
 Present or previous site use N/A
 Community Plan Area (if any) —

Project Description - please check all that apply

- ☒ Addition ☐ Change of use ☐ Zoning change ☐ New construction
☒ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment
☐ Other (describe) _____ Estimated Cost _____

Describe proposed use unchanged (single-family residence)

Narrative project description. Please summarize and describe the purpose of the project.

Enclose existing add new
front entry porch and bay window. Enlarge
existing and add two new gable windows. Add
trellis over garage.

Enclosed front porch: 34 ft } (no new square footage at grade)
New bay window: 6 ft

PART 3 – ADDITIONAL PROJECT INFORMATION		Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☐	☒	
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒	
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒	
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒	
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? (E) 34th park becomes enclosed If yes, please submit a <i>Tree Disclosure Statement</i> .	☒	☐	
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒	
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒	
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒	
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA)*. A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒	
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒	
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒	
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒	

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	2092	2092	40	2132
Retail	—	—	—	—
Office	—	—	—	—
Industrial	—	—	—	—
Parking	275	275	0	275
Other (specify use)	—	—	—	—
Total GSF				2407

Dwelling units	1	1	0	1
Hotel rooms	—	—	—	—
Parking spaces	1	1	0	1
Loading spaces	—	—	—	—
Number of buildings	1	1	0	1
Height of building(s)	19'	19'	0	19'
Number of stories	3	3	0	3

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Project Address: 445 Douglass Street
Block/Lot: 2749/0370E
Case No.: 2010.0208E
Date of Review: June 25, 2010
Planning Dept. Reviewer: Sophie Hayward
(415) 558-6372 | sophie.hayward@sfgov.org

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT

☐ Demolition☒ Alteration☒ Addition

PROJECT DESCRIPTION

The proposed project includes reconfiguring the front entrance and adding a new front entry porch, altering the fenestration pattern, and adding a trellis within the front setback. The form and massing of the subject building will remain intact as a result of the proposed project.

PRE-EXISTING HISTORIC RATING / SURVEY

The County Assessor's records indicate that the building was constructed in 1906, which is inconsistent with information submitted by the Project Sponsor that includes the Spring Valley Water records. According to information submitted by the Project Sponsor contained within the Historic Resource Evaluation (HRE), the subject property was likely constructed in 1898; historic water records indicate that an application to connect the subject building to the Spring Valley Water System was filed in 1898. Although the subject building is not included on any historic surveys and is not included on the National or the California Registers, its recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.¹ It does not appear that the subject building is an individual historic resource for the purposes of CEQA review. As is discussed in detail below, it appears the subject building is located within a potential Eureka Valley Historic District, but that the subject building is not a contributor to the potential historic district.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject building is located on the east side of Douglass Street between 20th and 21st Streets, within an RH-2 Zoning District on the boarder of the Upper Market Neighborhood (to the north), and Noe Valley (to the south). In characterizing the neighborhood in which the subject building is located, the HRE states, "[a]lthough the subject site is two blocks north of Hill Street, the traditional boundary between Eureka Valley to the north and Noe Valley to the south, it is isolated from Eureka Valley by the 20th Street stairway and grade change, thus belonging more properly to the Noe Valley neighborhood." As noted in the submitted HRE, the subject property is located on a block on which 16 of the 22 buildings were constructed between 1890 and 1912. The buildings appear to be unified by architectural character, and

¹ Please see "Preservation Bulletin #16," available online at:

http://www.sfgov.org/site/uploadedfiles/planning/projects_reports/PresBulletin16CEQA10_8_04.PDF (November 2, 2007)

appear to constitute a potential historic district made up of early twentieth century gabled roof, wood-framed structures. It appears that the subject building is located within a potential historic district for the purposes of CEQA review.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or	☐ Yes	☒ No	☐ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine
Architecture: or	☐ Yes	☒ No	☐ Unable to determine
Information Potential:	☐ Further investigation recommended.		
District or Context:	☐ Yes, may contribute to a potential district or significant context		

If Yes; Period of significance:

Notes: Below is an evaluation of the subject property against the criteria for inclusion on the California Register; it does not appear that the subject property is individually eligible for the California Register as an individual historic resource or as a contributor to the potential historic district. The applicant has submitted an HRE prepared by Tim Kelley of Tim Kelley Consulting, dated June, 2010. For a more detailed description of the property and for the full evaluation, please see the submitted HRE. The Department concurs with the findings of the submitted HRE.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

As noted above, it appears that the subject building was constructed in 1898, and was one of the first seven homes constructed on the block. Although the subject building is generally associated with the early residential development of the block after the area became accessible via public transportation, the Department concurs with the finding of the HRE which states, "Like all buildings, [the subject building] is associated with the development of its surrounding area. However, in this case, that association is not significant. In addition, alterations to the building have greatly reduced its ability to properly convey its association."

It does not appear that the subject building is associated with events that have made a significant contribution to the broad patterns of local residential development history.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

There is no known association between the subject property and persons important in our local, regional, or national past. Information within the HRE indicates that the first known occupants of the subject building were Frederick and Agnes Pope, in 1900. Other owners and occupants over the

years included Frank Encoyand, August Ekstrom, and Joseph and Lillian Schemock. It does not appear that the subject building is eligible for listing on the California Register under Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject building is a one and a half story, plus basement, wood-frame residence with a gable roof, clad in clapboard siding and diamond shaped shingles. The subject building is set back approximately 30' from the front property line. Steps lead to an entrance porch, and the primary entrance features a recessed, contemporary door. There is a garage at ground level. Between the garage and the stairs to the porch, there is a six-over-one, wood sash double-hung window covered by metal security bars. The first-story features a centrally located six-over-one, wood sash, double hung window and coupled six-over-one, wood sash windows on the right side. All fenestration has applied board surrounds. A simple cornice separates the first-story from the gable half story. The gable features a six-over-one wood sash, double hung window in the center.

As an individual structure, the subject building does not appear to embody the distinctive characteristics of a type, period, region, or method of construction, nor does it appear to be the work of a master architect.

As a potential contributor to the potential historic district, the Department concurs with the finding in the addendum to the submitted HRE, which finds, "although the date and general building form of 445 Douglass falls within the parameters of a potential historic district, it would not contribute to that district due to the loss of integrity..." The integrity issues will be described below.

It does not appear that the subject building is eligible for listing on the California Register based on Criterion 3 as an individual historic resource. Due to the loss of integrity, it does not appear that the subject building is eligible for the California Register as a contributor to the potential district under Criterion 3.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☐ Retains ☒ Lacks

Setting: ☒ Retains ☐ Lacks
Feeling: ☐ Retains ☒ Lacks
Materials: ☐ Retains ☒ Lacks

Workmanship: ☐ Retains ☒ Lacks

Notes: Staff concurs with the findings of the submitted HRE, that the alterations that have been made to the subject building – both with and without the benefit of permits – render the building no longer eligible for the California Register as a contributor to the potential historic district. Specifically, the building was re-clad in asbestos shingles in 1949. At that time, all ornament was stripped from the building. The asbestos siding was removed at an unknown date, and the current cladding and ornament – including the diamond-shaped shingles – are non-original. The entrance has been reconfigured, and it appears that the fenestration pattern has been altered.

3. Determination whether the property is an “historical resource” for purposes of CEQA

☒ No Resource Present (*Go to 6. below*)

☐ Historical Resource Present (*Continue to 4.*)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property’s inclusion in any registry to which it belongs).

☐ The project would not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5. if the project is an alteration*).

☐ The project is a significant impact as proposed. (*Continue to 5. if the project is an alteration*)

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: It does not appear that the proposed project would have an adverse effect on off-site historical resources. The Department concurs with the findings of the submitted HRE, that the proposed alterations do not represent a significant impact to the potential historic district. Further, the Department concurs with the specific finding in the addendum to the HRE, that the materials to be used for the proposed components of the street-facing elevation should be sufficiently modern in their treatment in order to differentiate the new work from older work.

PRESERVATION COORDINATOR REVIEW

Signature: 
Tim Frye, Acting Preservation Coordinator

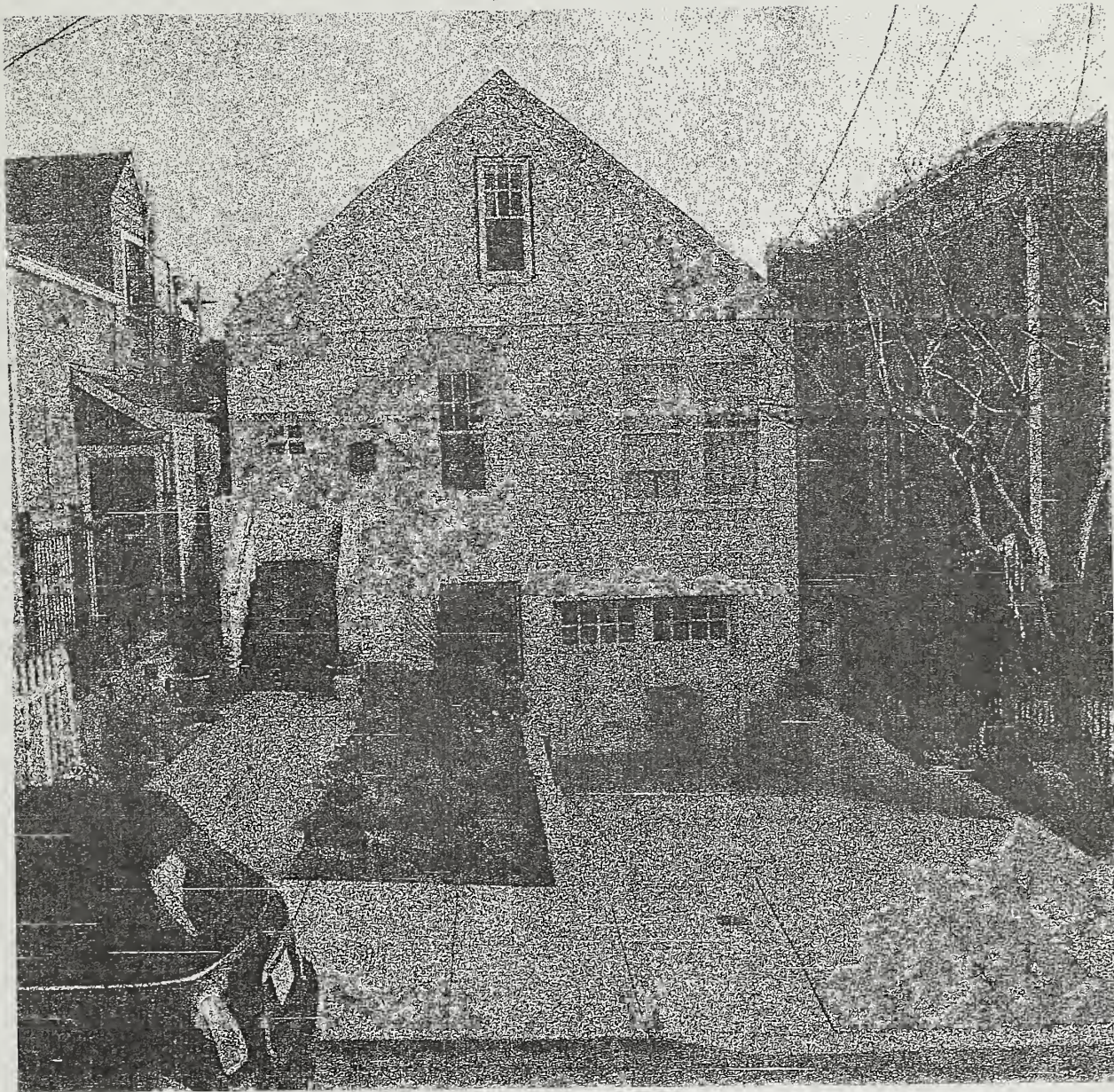
Date: 6/30/10

CC:

Thomas Wang, Neighborhood Planner, SW Quadrant
Linda Avery, *Commission Secretary*, Historic Preservation Commission
Viraliza Byrd / Historic Resource Impact Review File

G:\DOCUMENTS\historic\445 Douglass Street.doc

445
↓





SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT

JUL 15 2010

Environmental Evaluation Application

SAN FRANCISCO
PUBLIC LIBRARY

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. **Documents in italics are available online at sfgov.org/planning.**

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham, or Monica Pereira
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9107, monica.pereira@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4.)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list) HRE	☒	☐

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

(For Staff Use Only) Case No. 2010.03728

Address: 479 Douglas St

Block/Lot: 2749/82C

Class 1(c)(2): Addition of less than
10,000 square feet. (Edward Howard) 07-07-2010

Signed (owner or agent):



Date: 5/11/10

STEPHEN FOWLER

479 DOUGLASS

PART 2 – PROJECT INFORMATION**Owner/Agent Information**Property Owner Stephen Fowler/Renee Stephens Telephone No. 415-648-0808Address 479 Douglas Street

Fax No. _____

SF CA 94114Email fowlersj@gmail.comProject Contact Stephen FowlerTelephone No. 415-648-0808

Company _____

Fax No. _____

Address _____

Email _____

Site InformationSite Address(es): 479 Douglass StreetNearest Cross
Street(s) 21st StreetBlock(s)/Lot(s) 2749/026Zoning District(s) RH-2Site Square Footage 3249 lot sizeHeight/Bulk District X - No bulk limitPresent or previous site use SFHCommunity Plan Area (if
any) _____**Project Description - please check all that apply**☒ Addition ☐ Change of use ☐ Zoning change ☒ New construction☒ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment☐ Other (describe) Raise house 3'10"Estimated Cost \$250kDescribe proposed
use SFH

Narrative project description. Please summarize and describe the purpose of the project.

The plan is to increase the size of the property by adding a horizontal three-story rear addition behind the existing three-story house. The goal is to provide a more-livable house for a modern San Francisco family with children, while retaining the period character of the property. The depth of the addition is consistent with Planning Code Section 134 (a) (2).

The plans call for raising the house 3 feet 10 inches from 24 feet (measured from the midpoint of the existing gable roof) to approximately 28 feet. This change will result in the edge of the gable roof matching the adjacent property to the north, although the peak of the roof will still be lower than the peak of the of the neighbor's roof. This pattern of matching rooflines would mirror the design of the houses opposite on the west side of Douglass Street.

The current driveway is very steep and the garage ceiling height is not in accordance with current codes. Raising the house will allow the garage and driveway to be used for parking without the risk of cars bottoming out on the steep driveway. With the exception of adding to the front steps to accommodate this increase, no other design changes to the front of the property are planned. As a result, the the defining characteristics of the property will be retained.

The three-story addition at the rear will have a flat roof that will have a height of 31 feet. This is lower than the peak of the gable roof in the front, which will measure 32 feet high from the front sidewalk. The flat roof will begin 15 feet from the front of the house and approximately 22 feet from the front property line (the property is set back approximately 7 feet from the sidewalk). Given the setback of the rear addition, and the fact that the roof is lower than the peak of the gable roof, the rear addition is relatively inconspicuous when viewed from the street.

The overall design, therefore, retains the historic character of the property and is in keeping with the design of other houses on the block and in the neighborhood. The current exterior suffers from significant deferred maintenance, so the plan is to make sensitive repairs where appropriate. For example, the non-original and un-permitted poles and beam that were installed to shore up the sagging front bay will be removed and the cantilever framing and siding will both be repaired. Likewise, the rotting front steps will be repaired where possible. Any other features in disrepair such as ornamental detailing will also be repaired, rather than replaced, where possible.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i>. Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i>.	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	1610	1610	1805	3415
Retail				
Office				
Industrial				
Parking	803	803	72	875
Other (specify use)				
Total GSF	2413	2413	1877	4290

Dwelling units	1	1		1
Hotel rooms				
Parking spaces	1	1	1	2
Loading spaces				
Number of buildings	1	1		1
Height of building(s)	24		7	31
Number of stories	3	3		3

Please describe any additional project features that are not included in this table:

Note - depending on final design, some garage space may be available for allocation to residential. Total GSF would not exceed above figure of 4,290 sf.

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Project Address: 479 Douglass Street
Block/Lot: 2749/026
Case No.: 2010.0370E
Date of Review: July 1, 2010
Planning Dept. Reviewer: Sophie Hayward
(415) 558-6372 | sophie.hayward@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT

☐ Demolition

☒ Alteration

☒ Addition

PROJECT DESCRIPTION

The proposed project includes raising the existing structure 4' and adding vertical and horizontal additions at the rear of the building. The proposed vertical addition would be set back 15' from the front building wall in order to minimize its visibility from public rights-of-way. According to information submitted by the Project Sponsor, the subject building measures approximately 1,610 square feet. With the proposed addition, the subject building would measure approximately 3,595 feet. The existing building would remain a single-family home.

PRE-EXISTING HISTORIC RATING / SURVEY

The County Assessor's records indicate that the building was constructed in 1907, which is close to the estimated range of 1904-1906 provided by the Project Sponsor in the submitted Supplemental Information Form. Although the subject building is not included on any historic surveys and is not included on the National or the California Registers, its recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.¹ It does not appear that the subject building is an individual historic resource for the purposes of CEQA review. As is discussed in detail below, the subject building may be located within a potential Eureka Valley Historic District, although more information is necessary in order to determine the boundaries, period of significance, and character-defining features of the potential district. If the subject building is located within a potential district, the subject building may be a contributor to that district.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject building is located on the east side of Douglass Street between 20th and 21st Streets, within an RH-2 Zoning District on the border of the Upper Market Neighborhood (to the north), and Noe Valley (to the south). Three documents were relied upon by Department Staff to make a determination regarding the proposed project: a Supplemental Information Form prepared by the Project Sponsor (dated April 12, 2010), a memo titled, "Application of the Secretary of the Interior's Standards for Rehabilitation," written by Arnie Lerner of Lerner & Associates (dated June 4, 2010), and an Historic Resource Evaluation (HRE)

¹ Please see "Preservation Bulletin #16," available online at:
http://www.sfgov.org/site/uploadedfiles/planning/projects_reports/PresBulletin16CEQA10_8_04.PDF (November 2, 2007)

submitted as part of the review for a project proposed for the property at 445 Douglass Street, prepared by Tim Kelley Consulting (dated June, 2010).² The HRE prepared by Tim Kelley characterizes the neighborhood in which the subject building is located and states, "[a]lthough the subject site is two blocks north of Hill Street, the traditional boundary between Eureka Valley to the north and Noe Valley to the south, it is isolated from Eureka Valley by the 20th Street stairway and grade change, thus belonging more properly to the Noe Valley neighborhood." As noted in the HRE, the subject property is located on a block on which 16 of the 22 buildings were constructed between 1890 and 1912. The buildings appear to be unified by a motif of early twentieth century gabled roof, wood-framed structures. More information is necessary in order to determine whether the neighborhood is a potential historic district – and if so, whether the subject building is a contributor to the potential historic district – for the purposes of CEQA.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or	☐ Yes	☒ No	☐ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine
Architecture: or	☐ Yes	☒ No	☐ Unable to determine
Information Potential:	☐ Further investigation recommended.		
District or Context:	☒ Yes, may contribute to a potential district or significant context		

If Yes; Period of significance:

Notes: Below is an evaluation of the subject property against the criteria for inclusion on the California Register; it does not appear that the subject property is individually eligible for the California Register as an individual historic resource. The subject property may be a contributor to a potential historic district. The applicant has submitted a Supplemental Information Form, dated April 2010. For a more detailed description of the property, please see the Supplemental Information Form.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

As noted above, it appears that the subject building was constructed between 1904 and 1907, during a period of rapid growth and infill on the block. Although the subject building is generally associated with the early residential development of the block after the area became accessible via public transportation, the Department concurs with the finding of the HRE prepared for 445 Douglass Street, which states, "Like all buildings, [the subject building] is associated with the development of its surrounding area. However, in this case, that association is not significant." Like the neighboring building at 445 Douglass Street, it does not appear that the subject building's association with early

² All three reports, including a copy of the HRE prepared for the nearby property at 445 Douglass Street, are in the case docket associated with Case No. 2010.0370E: 479 Douglass Street. The docket is available for viewing at the San Francisco Planning Department, 1650 Mission Street, 4th Floor, San Francisco, CA 94103.

residential development in the neighborhood is significant or specific enough to qualify for listing on the California Register of Historic Resources.

It does not appear that the subject building is associated with events that have made a significant contribution to the broad patterns of local residential development history.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

The submitted Supplemental Information Form for the subject building identifies Anna D. Joost as an early owner of the subject lot. Anna Joost and her husband Behrend Joost lived at what is now known as 3224 Market Street (formerly Falcon Street, with frontage on Moss Street), which is designated San Francisco Landmark Number 79, the Miller-Joost House. Biographical information about Behrend Joost was not provided by the Project Sponsor, however the Department's files associated with Landmark No. 79 does contain a brief biographical sketch of Joost, including information about his extensive involvement with real estate development in the south-central portion of San Francisco. However, information provided by the Project Sponsor in the Supplemental Information Form suggests that the Joosts sold the property, undeveloped, to G. Mary and Frederick Esker, and that it was the Eskers who actually constructed the subject building on the subject lot. While the subject lot was at one time owned by the Joosts, who are notable for their association with the extant landmark building at 3224 Market Street, it does not appear that the subject building is associated with the lives of persons important in our local, regional, or national past, and that it is not eligible for listing on the California Register under Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject building is a two-story-over-garage, wood-frame residence with a gable roof, clad in wood siding at the street-facing elevation. Steps lead to a recessed entrance porch, and the primary entrance features single non-historic door. A small square window is located adjacent to the entrance door. There is a garage at ground level. The first-story features an angled bay, and a tripartite window is centered in the gable end at the attic level.

As an individual structure, the subject building appears to be a typical Edwardian residential structure and does not appear to embody the distinctive characteristics of a type, period, region, or method of construction, nor does it appear to be the work of a master architect.

As noted in the HRE associated with 445 Douglass Street, and above, the subject property is located on a block on which 16 of the 22 buildings were constructed between 1890 and 1912. The buildings appear to be unified by a consistent architectural style of residential structures constructed in the early twentieth century with gabled roofs that are wood-framed and clad in wood. Sufficient information to determine whether the subject block is located within a potential historic district was not provided by the project sponsor. However, as will be discussed below, the Project Sponsor did provide a memo titled, "Application of the Secretary of the Interior's Standards for Rehabilitation," written by Arnie Lerner of Lerner & Associates (dated June 4, 2010), in which Lerner asserts that even if the subject building is located within a potential historic district, the proposed alterations are

consistent with the Secretary of the Interior's *Standards for the Rehabilitation of Historic Properties*. The Department concurs with the findings of Lerner as presented in the June, 2010 memo.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☒ Retains ☐ Lacks
Workmanship: ☒ Retains ☐ Lacks

Setting: ☒ Retains ☐ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☒ Retains ☐ Lacks

Notes: Staff concurs with the evaluation of the proposed project provided in the submitted memo by Arnie Lerner, which concludes that the proposed project, "would result in an expanded residence that would be consistent with the Secretary of the Interior's *Standards for the Treatment of Historic Properties*." For the full evaluation, please see the Lerner memo, contained in the case docket.

-
3. **Determination whether the property is an "historical resource" for purposes of CEQA**

☒ No Resource Present (*Go to 6. below*)

☐ Historical Resource Present (*Continue to 4.*)

-
4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project would not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5. if the project is an alteration*).

☐ The project is a significant impact as proposed. (*Continue to 5. if the project is an alteration*)

-
5. **Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively.**
-

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: It does not appear that the proposed project would have an adverse effect on off-site historical resources. The Department concurs with the findings of the submitted HRE, that the proposed alterations do not represent a significant impact to the potential historic district.

PRESERVATION COORDINATOR REVIEW

Signature: _____

Tim Frye, Acting Preservation Coordinator

Date: _____

7/6/10

CC:

Michael E. Smith, Neighborhood Planner, SW Quadrant
Linda Avery, Commission Secretary, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File

G:\DOCUMENTS\historic\479 Douglass Street.doc

22



Figure 1 479 Douglass



Figure 2 479 Douglass





SAN FRANCISCO PLANNING DEPARTMENT

Date received:
GOVERNMENT
DOCUMENTS DEPT

JUL 16 2010

Environmental Evaluation Application

SAN FRANCISCO
PUBLIC LIBRARY

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham, or Monica Pereira
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9107, monica.pereira@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

Signed (owner or agent):

Date:

06/07/10

(For Staff Use Only) Case No. 2010.05013

Address: 3020 Laguna St

Block/Lot: 0519/021

PART 2 – PROJECT INFORMATION

Owner/Agent Information

Property Owner Melody Skhiri Telephone No. 650-796-7517
 Address 308 Stanford Ave. Fax No. _____
Menlo Park, Ca 94025 Email melody@u-meplace.com
 Project Contact Amir Mortazavi Telephone No. 650-400-9432
 Company _____ Fax No. _____
 Address 3045 Clay St. Email amir@amirmo.com
SF, CA 94115

Site Information

Site Address(es): 3020 Laguna Street, San Francisco, CA
 Nearest Cross Street(s) Greenwich Street
 Block(s)/Lot(s) 0519-029 Zoning District(s) RH-2
 Site Square Footage 1,678 s.f. Height/Bulk District 40'
 Present or previous site use Single Family Dwelling
 Community Plan Area (if any) _____

Project Description – please check all that apply

☐ Addition ☒ Change of use ☐ Zoning change ☒ New construction
☐ Alteration ☒ Demolition ☐ Lot split/subdivision or lot line adjustment
☐ Other (describe) _____ Estimated Cost _____

Describe proposed use Two Unit Dwelling

Narrative project description. Please summarize and describe the purpose of the project.

The project consists of tearing down an existing two storey single family dwelling and building a new four storey two-unit dwelling with the upper floor set back from front and rear sides as well as having its Southern edge sloping away from the adjacent dwelling. There are 3 proposed off-street parking spaces to accommodate the new two unit dwelling. The proposed building design carefully takes into account its neighboring buildings and the feel of the neighborhood and by varying the building façade's planes and materials creates a building which fits well within its immediate and larger context.

CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 3 – NEW CONSTRUCTION

NM 7/8/10

Approved Planning Dept. Matt Weintraub

PART 3 – ADDITIONAL PROJECT INFORMATION		Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☒	☐	
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HREER)* will be required. The scope of the HREER will be determined in consultation with the Department's Preservation Coordinator.	☒	☐	
3a. Would the project result in excavation or soil disturbance/ modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? <u>7 feet</u> What type of foundation would be used (if known)? <u>Reinforced Concrete</u>	☐	☒	
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒	
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	☒	☐	
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒	
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒	
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒	
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒	
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒	
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒	
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒	

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	1,825 s.f.	0	3,998 s.f.	3,998 s.f.
Retail				
Office				
Industrial				
Parking				
Other (specify use)				
Total GSF	1,825 s.f.	0	3,998 s.f.	3,998 s.f.

Dwelling units	1	0	2	2
Hotel rooms				
Parking spaces	1	0	3	3
Loading spaces				
Number of buildings	1	0	1	1
Height of building(s)	24'-6"	0	40'-0"	40'-0"
Number of stories	2	0	4	4

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

MEA Planner: Brett Bollinger
Project Address: 3020 Laguna Street
Block/Lot: 0519/029
Case No.: 2010.0501E
Date of Review: July 8, 2010
Planning Dept. Reviewer: Matt Weintraub
(415) 575-6812 | matt.weintraub@sfgov.org

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT☒ Demolition☐ Alteration☐ Addition

PROJECT DESCRIPTION

The proposed project includes demolition of an existing two-story, single-family dwelling (approximately 1,825 square feet) and construction of a new four-story, two-unit dwelling with three off-street parking spaces (approximately 3,998 square feet). The proposed new building design includes a top story that steps back at the front and rear and that slopes downward from the north side (where the taller neighboring building is located) to the south side (where the shorter neighboring building is located).

PROPERTY DESCRIPTION

The subject building is a two-story, single-family dwelling that lacks a discernible architectural style. The Historic Resource Evaluation (HRE) dated June 2, 2010, and submitted by the Project Sponsor classifies the building as a "Late 19th Century Victorian, Working Man's Cottage" and states that the building retains "no distinctive architectural features" due to major alterations. The building is clad in stucco at the front elevation and asbestos siding at the south side elevation. The front elevation contains a centrally located garage entrance at the street level and a wide three-sided bay window at the upper story. At the south side, terrazzo steps lead from street level to a small porch and the main entrance at the upper story. Decorative detail is limited to simple wood trim around the windows and grooved horizontal banding at the flat roofline.

PRE-EXISTING HISTORIC RATING / SURVEY

There is no pre-existing historic rating or survey information for the subject building. The County Assessor lists the year built as 1900. However, the submitted HRE estimates the construction date as 1875, based upon Public Utility Commission (water department) records. According to the Department's Preservation Bulletin No. 16, the subject building is categorized as a CEQA Category "B" building (requires further information and consultation) for the purposes of CEQA because the building was constructed circa 1875 and is over 50 years of age.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject property is located on the east side of Laguna Street between Greenwich and Filbert Streets (north of the blind alley Harris Place) in the Marina District. The site is in a RH-2 (Residential, Two-Family) zoning district and is in a 40-X Height and Bulk District.

The subject property is located in a primarily residential area with mixed residential/commercial corridors located along Union, Fillmore, Chestnut, and Lombard Streets. The Marina District contains a range of residential building types, including single-family detached dwellings, two-family residences, and multiple-family residences. Buildings in the immediate vicinity of the subject building date primarily to the late 19th century and most were originally designed according to Victorian-era architectural styles, which some retain and others no longer exhibit. Three-quarters of the buildings located on the subject block-face were constructed before approximately 1900. Also, examples of more recent 20th century construction are present within the neighborhood, including Edwardian, First Bay Tradition, Period Revival, and 20th century architectural styles. There are several buildings in the immediate vicinity of the subject building that were included in the *Here Today* survey and the 1976 Architectural Survey, including three buildings on the same block-face as the subject building and three buildings on the opposite block-face across Laguna Street from the subject building. The nearest identified historic district in the vicinity of the subject building is the Blackstone Court Historic District (adopted under Planning Code Article 10), a small five-property district that is located approximately three blocks to the northeast of the subject building.

1. **California Register Criteria of Significance:** A building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. (*This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.*)

Event: or	☐ Yes	☒ No	☐ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine
Architecture: or	☐ Yes	☒ No	☐ Unable to determine
Information Potential:	☐ Further investigation recommended.		
District or Context:	☐ Yes, may contribute to a potential district or significant context		

The subject property does not appear to be eligible for listing on the California Register as either an individual resource or a contributing building with a historic district. Below is an evaluation of the subject property against the criteria for inclusion on the California Register based upon information provided by the submitted HRE and professional analysis by Planning Department staff.

Events: There is no information provided by the submitted HRE or located in the San Francisco Planning Department's background files to indicate that the subject building was associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. While the subject building is estimated to have been constructed during the late 19th century, which is a major period of development for the area, this pattern of neighborhood

development (and specifically, construction of the subject building) does not appear to be a singularly important event in the history of the City, the State, or the nation. Furthermore, the subject building does not appear to have the ability to exhibit association to events of the period of development, as it is not a representative example of the period due to major alterations in its past, nor does it contribute to a representative grouping of buildings. The subject building is therefore determined not to be eligible under this criterion.

Persons: There is no information provided by the submitted HRE or located in the San Francisco Planning Department's background files to indicate that the subject building was associated with the lives of persons important to local, California or national history. According to the submitted HRE, the first owner and occupant of the subject building was probably Charles J. Fox, who applied for a water tap for a 715 square foot, one-story, single-family dwelling on the property in December 1875. Mr. Fox was a printer for the U.S. Army Headquarters and appears to have lived at the subject property for only two years. By 1898, Ellen J. Callaghan, an adjuster for the U.S. Mint, lived in the subject building, and she owned the building in 1901. A subsequent owner, Michael Straub, sold the subject building in 1921 to John and Oliva Pelandini, baker and seamstress respectively, who installed the automobile garage, the stucco façade, and the terrazzo steps in 1940. Phyllis Ballerini purchased the subject building in 1965 and is the current owner of record along with A. Murillo, who constructed an upper-story addition in 1973. None of these previous or current owners/occupants were found to be individually important to local, California or national history. The subject building is therefore determined not to be eligible under this criterion.

Architecture: There is no information provided by the submitted HRE or located in the San Francisco Planning Department's background files to indicate that the subject building embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values. According to information provided by the submitted HRE, the subject building does not represent an architectural style or influence and the architect/builder is unknown. The submitted HRE states that "it is not evident that the subject building was constructed with the notable style features characteristic of the Italianate Victorians before 1900. It is entirely possible that the subject building was not constructed with many of the style elements typically associated with significantly historic buildings." Based on analysis by Department staff of building footprints and details as shown on historic Sanborn Fire Insurance Co. maps, it appears that the subject building was originally constructed as an Italianate-style, working-class cottage that was similar to extant, more intact buildings located on the same block as the subject building, including 1865 and 1877 Greenwich Street, and 32-34 and 38-40 Harris Place (all but the last of which are listed in the 1976 Architectural Survey). These more intact examples of historic properties include original features such as narrow five-sided window bays, bracketed cornices, window hoods, millwork, and wood cladding, all of which the subject building lacks completely due primarily to major alterations in 1940 and 1973. Also, alterations to the subject building that occurred previously do not appear to be architecturally important. The architect (if any) of the 1940 alterations is unknown, while the architect of the 1973 vertical addition, Carroll E. Murrell, is not known to be associated with exceptional significance that is required to evaluate construction that has occurred within the past fifty years. The subject building is therefore determined not to be eligible under this criterion.

Furthermore, the subject building does not appear to contribute to any potential historic district or important context. The block-face upon which the subject building is located, as well as the surrounding area, is comprised primarily of late 19th century building stock, as well as some 20th century construction. However, alterations have occurred to buildings in the area in varying degrees, such that many buildings do not convey, or only partially convey, the historic character of the period in which they were constructed. According to the submitted HRE, only slightly more than half of the properties on the block-face surrounding the subject building retain architectural character that is associated with their period of construction, the late 19th century, while almost half were built post-1950 and/or visually read as postwar construction. This indicates that the block-face that contains the subject property does not possess potential as a historic district. Also, many of the more intact historic buildings are individually listed in *Here Today* survey and the 1976 Architectural Survey, including several buildings that appear to belong to the building type to which the subject building originally belonged (but to which it can no longer convey association). The subject building is therefore determined not to be eligible under this criterion as a contributor to any potential historic district or important context.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

Notes: As the subject building does not appear to possess significance that would make it eligible for the California Register, Department staff did not conduct a thorough integrity analysis. However, the submitted HRE included an integrity analysis and concluded that the subject property retains only one aspect of integrity (location), while it has partially or entirely lost the other six aspects of integrity (association, design, workmanship, setting, feeling, and materials).

-
3. **Determination of whether the property is an "historical resource" for purposes of CEQA**

☒ No Resource Present (*Go to 6. below*)

☐ Historical Resource Present (*Continue to 4.*)

-
4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

- ☐ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)
- ☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively.

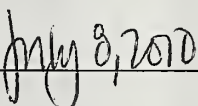
6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: The proposed project will not have an adverse effect on any off-site historical resources, including individual historic resources and/or historic districts. As noted previously, the area surrounding the subject property contains a number of buildings that were listed in the *Here Today* survey and the 1976 Architectural Survey, including six buildings that are located on the same block-face or on the opposite block-face as the subject property. However, none of these six buildings is directly adjacent to the subject property; the nearest is located two properties to the north, while others are located further to the south and across the street. Also, as discussed previously, the block-face that contains the subject property does not possess potential as a historic district. Therefore, the proposed demolition and new construction on the subject property would have no adverse impact to any off-site historical resources.

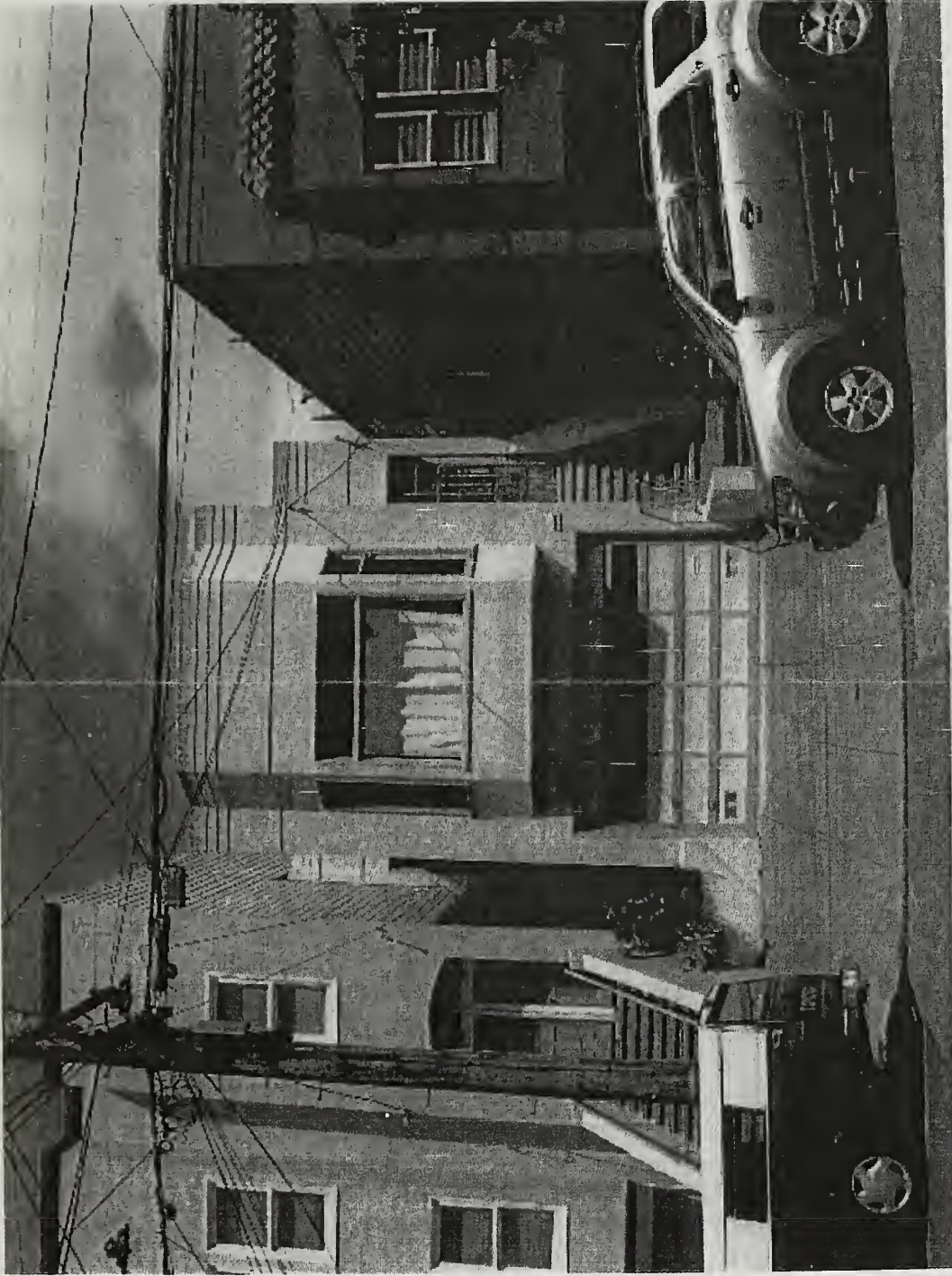
PRESERVATION COORDINATOR REVIEW

Signature: 
Sophie Hayward for Tina Tam, Preservation Coordinator

Date: 

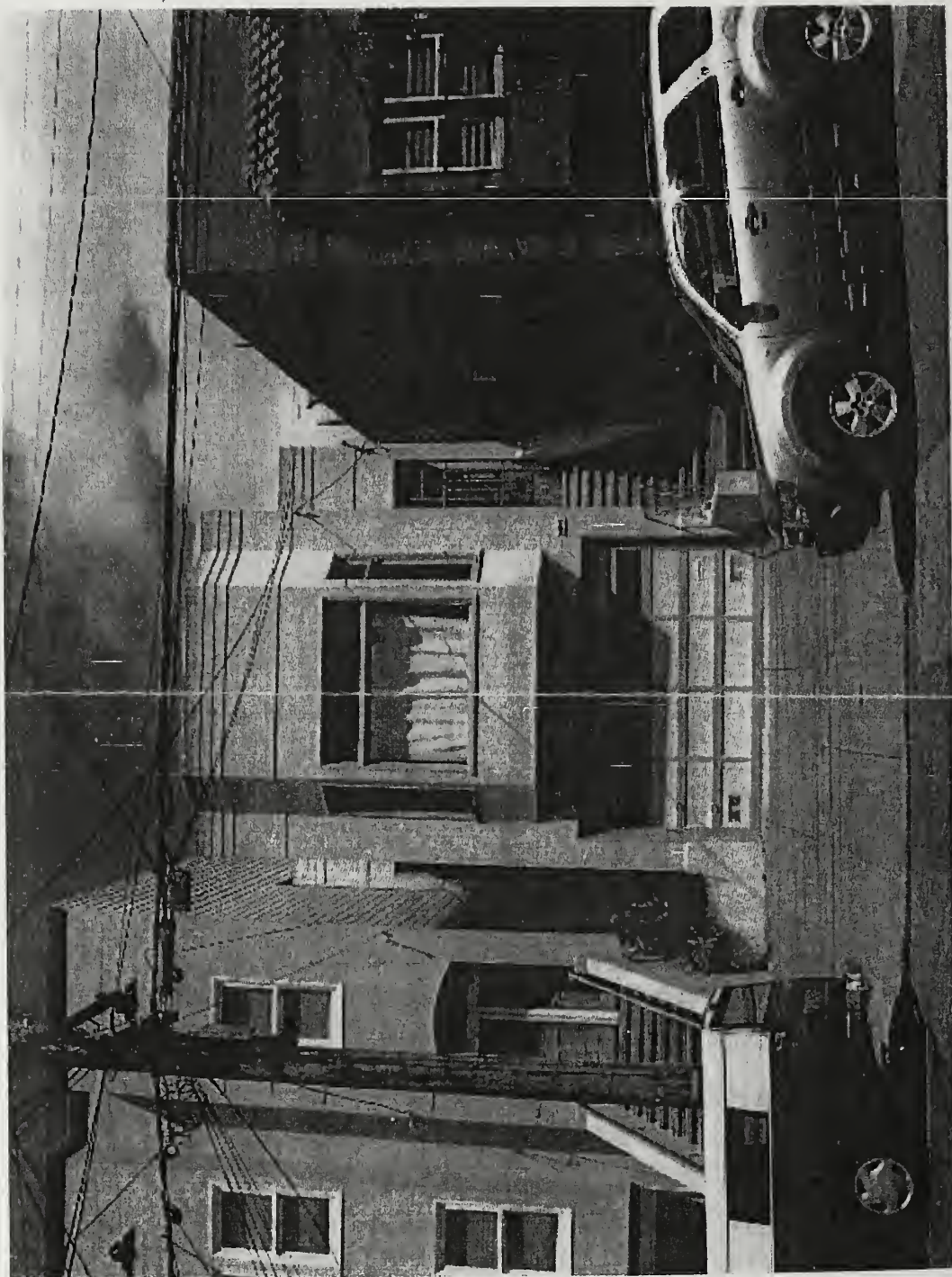
cc: Linda Avery, Recording Secretary, Historic Preservation Commission
Vinaliza Byrd / Historic Resource Impact Review File





View of subject building





View of subject building



SAN FRANCISCO PLANNING DEPARTMENT

Date received:

Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in *italics* are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415)-575-9024, brett.bollinger@sfgov.org

Chelsea Fordham, or Monica Pereira
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9107, monica.pereira@sfgov.org

PART 1 - EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

GOVERNMENT
DOCUMENTS DEPT

JUL 15 2010

Signed (owner or agent):

[Signature]

Date:

03/02/10

SAN FRANCISCO
PUBLIC LIBRARY

(For Staff Use Only) Case No.

2010.0158E

Address:

2712 BROADWAY

Block/Lot:

0959/008

v.11.17.2009

SS 1(C) - Demolition of a single family residence

SS 3(a) - Construction of a new single-family residence

[Signature]

07-09-2010

PART 2 - PROJECT INFORMATION

Owner/Agent Information

Property Owner BILL CAMPBELL Telephone No. (415) 613-5644
 Address 2443 FILLMORE ST. Fax. No. (415) 947-0158
S.F., CA 94107 Email BCMPBLL@AOL.COM
 Project Contact BRUCE BENGTSON Telephone No. (415) 433-7777
 Company TAYLOR LOMBARDO ARCHITECTS Fax No. (415) 433-7717
 Address 529 COMMERCIAL ST. #400 Email BRUCE@TAYLORLOMBARDO.COM
S.F., CA 94111

Site Information

Site Address(es): 2712 BROADWAY
 Nearest Cross Street(s) BLVN. DIVISADERO (NEAREST) & BRODERICK
 Block(s)/Lot(s) 0959/008 Zoning District(s) RH-D
 Site Square Footage _____ Height/Bulk District 40-X
 Present or previous site use SINGLE FAMILY DWELLING
 Community Plan Area (if any) _____

Project Description - please check all that apply

- ☐ Addition ☐ Change of use ☐ Zoning change ☐ New construction
☐ Alteration ☒ Demolition ☐ Lot split/subdivision or lot line adjustment
☐ Other (describe) _____ Estimated Cost _____

Describe proposed use SINGLE FAMILY DWELLING

Narrative project description. Please summarize and describe the purpose of the project.

THE PROJECT IS TO REPLACE AN
 EXISTING SINGLE-FAMILY DWELLING
 WITH A NEW SINGLE-FAMILY DWELLING.

PART 3 – ADDITIONAL PROJECT INFORMATION		Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☒	☐	
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☒	☐	
3a. Would the project result in excavation or soil disturbance/ modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒	
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒	
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	☒	☐	
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒	
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒	
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒	
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒	
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒	
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒	
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒	

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	± 7,000 S.F.	–	± 9,810 S.F.	± 9,810 S.F.
Retail				
Office				
Industrial				
Parking				
Other (specify use)				
Total GSF	± 7,000 S.F.		± 9,810 S.F.	± 9,810 S.F.
Dwelling units	1			1
Hotel rooms	0			0
Parking spaces	2		4	4
Loading spaces	0			0
Number of buildings	1			1
Height of building(s)	± 37 FT. – (TO RIDGE)			35 FT. MAX.
Number of stories	4		4	4

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

Assessor: 4,761



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Project Address: 2712 Broadway
Block/Lot: 0959/008
Case No.: 2010.0158E
Date of Review: July 7, 2010
Planning Dept. Reviewer: Sophie Hayward
(415) 558-6372 | sophie.hayward@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT

☒ Demolition

☐ Alteration

PROJECT DESCRIPTION

The proposed project includes the demolition of the existing single-family home, and the construction of a new, single-family home. According to the information submitted by the Project Sponsor, the existing subject building includes approximately 7,000 square feet, although information from the Assessor's Office indicates that the existing structure measures approximately 4,760 square feet. The proposed replacement structure measures, according to an estimate provided by the Project Sponsor, approximately 9,810 square feet. The proposed new structure is still in the design development stage.

PRE-EXISTING HISTORIC RATING / SURVEY

The County Assessor's records indicate that the building was constructed in 1900, which is roughly consistent with information submitted by the Project Sponsor, which indicates that the subject building was constructed circa 1897. Although the subject building is not included on any historic surveys and is not included on the National or the California Registers, its recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.¹ It does not appear that the subject building is an historic resource for the purposes of CEQA review.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject building is located on the north side of Broadway on the block between Divisadero and Broderick Streets, within an RH-1(D) Zoning District in the Pacific Heights Neighborhood. The subject building is located on a block characterized by a range of architectural styles (including buildings constructed in Edwardian, modified Georgian Revival, and contemporary architectural styles) and dates of construction. It does not appear that the subject property is located within a potential historic district for the purposes of CEQA.

¹ Please see "Preservation Bulletin #16," available online at:

http://www.sfgov.org/site/uploadedfiles/planning/projects_reports/PresBulletin16CEQA10_8_04.PDF (November 2, 2007)

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: Below is an evaluation of the subject property against the criteria for inclusion on the California Register; it does not appear that the subject property is eligible for the California Register. The Project Sponsor submitted an Historic Resource Evaluation (HRE), prepared by Knapp Architects, dated February, 2010. The report finds that the subject property is neither individually eligible for the California Register, nor that the subject building is located within a potential historic district. Staff concurs with the submitted report.²

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

Based on a review of historic Sanborn Fire Insurance Maps, it appears that the subject building was one of the earliest buildings constructed on the subject block. However, it does not appear that the subject building is associated with a specific event that has made a significant contribution to broad patterns of local or regional history, and that the subject building is not eligible for listing on the California Register under Criterion 1.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

There is no known association between the subject property and persons important in our local, regional, or national past. The first known owner of the subject lot was Thomas Magee, Jr. No information submitted by the Project Sponsor indicates that the subject building is associated with a significant person. It does not appear that the subject building is eligible for listing on the California Register under Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

² "Historic Resource Evaluation Report for 2712 Broadway Street" Knapp Architects (February, 2010). The report is included in the case docket (Case No. 2010.0158E) for the proposed project, and is available for viewing by request at the Planning Department, 1650 Mission Street, 4th Floor, San Francisco, CA, 94103.

The subject building is roughly square in plan with a hipped roof, and is a two-and-a-half-story-over-basement, wood-frame, single-family dwelling clad in wood siding. The subject building is supported by a brick foundation, and a small dormer is centered in the roof facing Broadway. The HRE submitted by the Project Sponsor identifies the architectural style of the subject building as "American Foursquare," and notes that the primary, street-facing elevation is divided into four equal quadrants.

While the subject building is similar in style to buildings constructed in the northern portion of San Francisco, particularly in the Jordan Park area south of California Street, it does not appear to be individually eligible for the California Register. Staff concurs with the finding in the submitted HRE, which states that the "building at 2712 Broadway Street exhibits the Colonial Revival style in the simplified American Foursquare configuration, but is not a distinguished example of this style that was extensively used in the late 19th and early 20th centuries."³ It is important to note that Staff also concurs with the determination made in the submitted HRE that the subject building is not located within a potential historic district; were there a concentration of buildings constructed in a similar style in the surrounding area, it is likely that the subject building would be considered a contributor to a potential historic district. Absent the presence of a potential historic district, it does not appear that the subject building is individually eligible for listing on the California Register based on Criterion 3.

It does not appear that the subject building is representative of a type, period, region, or method of construction. It does not appear that the subject building is significant based on Criterion 3.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

Notes: Evaluation of integrity is not applicable as the subject building has not been shown to be significant under California Register criteria.

³ Ibid, Page 8.

3. Determination Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (*Go to 6. below*)

☐ Historical Resource Present (*Continue to 4.*)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project would not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5. if the project is an alteration*).

☐ The project is a significant impact as proposed. (*Continue to 5. if the project is an alteration*)

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: As noted above, the subject building does not appear to be an historic resource, nor does it appear to be located within a potential historic district. It does not appear that the proposed project would have an adverse effect on off-site historical resources.

PRESERVATION COORDINATOR REVIEW

Signature: _____

Tina Frye, Acting Preservation Coordinator

Date: _____

7/8/10

CC:

Linda Avery, *Commission Secretary*, Historic Preservation Commission
Viraliza Byrd / Historic Resource Impact Review File

G:\DOCUMENTS\historic\2712 Broadway Street.doc

HISTORIC RESOURCE EVALUATION REPORT

FOR

**2712 BROADWAY STREET
SAN FRANCISCO, CA**



Knapp Architects

February 2010



RECEIVED

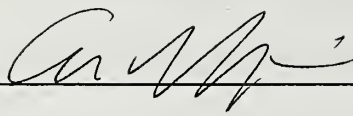
JUN 20 2000

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT

Chelsea Fordham, or Monica Pereira
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9107, monica.pereira@sfgov.org

Address: 309 Jersey St SAN FRANCISCO
Block/Lot: 6538/041 PUBLIC LIBRARY

class 1(c)(2): Addition of less than 10,000 ft²
(Z. Chantawand) 07-09-2010

Signed (owner or agent):  Date: 5/30/20p

PART 2 – PROJECT INFORMATION**Owner/Agent Information**

Property Owner	<u>Trishan Arul</u>	Telephone No.	<u>(415) 824-0420</u>
Address	<u>309 Jersey Street</u>	Fax No.	<u></u>
	<u>San Francisco Ca. 94114</u>	Email	<u>trishan.arul@gmail.com</u>
Project Contact	<u>Alan Martinez</u>	Telephone No.	<u>(415)626-9379</u>
Company	<u>Alan Martinez Architect, Inc.</u>	Fax No.	<u>(415)626-9389</u>
Address	<u>149 9th St., Suite 200</u>	Email	<u>awmarch@earthlink.net</u>
	<u>San Francisco, Ca. 94103</u>		<u></u>

Site Information

Site Address(es):	<u>309 Jersey Street</u>		
Nearest Cross Street(s)	<u>Between Noe and Castro</u>		
Block(s)/Lot(s)	<u>6538/041</u>	Zoning District(s)	<u>RH-2</u>
Site Square Footage	<u>2,4795 sf</u>	Height/Bulk District	<u>40-X</u>
Present or previous site use Community Plan Area (if any)	<u>Past and present use: Single Family Home</u>		

Project Description - please check all that apply

☒ Addition	☐ Change of use	☐ Zoning change	☐ New construction
☐ Alteration	☐ Demolition	☐ Lot split/subdivision or lot line adjustment	
☐ Other (describe)	Estimated Cost		<u>\$250,000</u>

Describe proposed use

Narrative project description. Please summarize and describe the purpose of the project.

The project is to add a second living level above the existing single living level. The new story will not extend the full length of the house. The new level will have three bedrooms and two bathrooms. There is also a one story in-fill of the east lightwell that will increase the size of the kitchen.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HREER)* will be required. The scope of the HREER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading; or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe. A Variance for the extension of the new top flr. into the required rear yard by 6.3 ft.	☒	☐
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	1362	1362	1106	2468
Retail				
Office				
Industrial				
Parking	320	320	0	320
Other (specify use)				
Total GSF	1682	1682	1106	2788

Dwelling units	1	1	0	1
Hotel rooms	0	0	0	0
Parking spaces	1	1	0	1
Loading spaces	0	0	0	0
Number of buildings	1	1	0	1
Height of building(s)	26'-1"	26' 1"	6' 5"	32' 6"
Number of stories	1 + B	1 + B	1	2 + B

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Project Address: 309 Jersey Street
Block/Lot: 6538/041
Case No.: 2010.0363E
Date of Review: July 7, 2010
Planning Dept. Reviewer: Sophie Hayward
(415) 558-6372 | sophie.hayward@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT

☐ Demolition☐ Alteration☒ Addition

PROJECT DESCRIPTION

The proposed project includes interior alterations to the existing single-family home as well as a one-story vertical addition. According to information submitted by the Project Sponsor, the existing subject building measures approximately 1,682 square feet (including off-street parking). With the proposed addition, the subject building would measure approximately 2,788 square feet.

PRE-EXISTING HISTORIC RATING / SURVEY

The County Assessor's records indicate that the building was constructed in 1900; however, information submitted by the Project Sponsor, which includes Spring Valley water records, indicates that the subject building was constructed circa 1891, when it was connected to the City's water system. Although the subject building is not included on any historic surveys and is not included on the National or the California Registers, its recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.¹ It does not appear that the subject building is an historic resource for the purposes of CEQA review.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject building is located on the south side of Jersey Street on the block between Castro and Noe Streets, within an RH-2 Zoning District in the Noe Valley neighborhood. The subject building is located on a block characterized by a range of architectural styles (including buildings constructed in Edwardian, Italianate, Stick, and contemporary architectural styles) and dates of construction. Staff concurs with the statement included in the submitted Supplemental Information Form – prepared by Project Architect Alan Martinez – which notes, "The Victorian era houses across the street that do retain their original two-story with gable shape do not have integrity of materials by virtue of having been covered with stucco or modern board siding. The context of the period of significance no longer exists, so the house has little or

¹ Please see "Preservation Bulletin #16," available online at:
http://www.sfgov.org/site/uploadedfiles/planning/projects_reports/PresBulletin16CEQA10_8_04.PDF (November 2, 2007)

no integrity of setting.”² It does not appear that the subject property is located within a potential historic district for the purposes of CEQA.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. (*This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.*)

Event: or	☐ Yes	☒ No	☐ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine
Architecture: or	☐ Yes	☒ No	☐ Unable to determine
Information Potential:	☐ Further investigation recommended.		
District or Context:	☐ Yes, may contribute to a potential district or significant context		

If Yes; Period of significance:

Notes: Below is an evaluation of the subject property against the criteria for inclusion on the California Register; it does not appear that the subject property is eligible for the California Register. Staff concurs with the findings of the submitted Supplemental Information Form.³ Staff finds that the subject building is not individually eligible for the California Register, nor is it located within a potential historic district.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

As noted above, based on information submitted by the Project Sponsor, it appears that the subject was built as part of group of four buildings constructed in 1890-91. However, it does not appear that the subject building is associated with a specific event that has made a significant contribution to broad patterns of local or regional history, and that the subject building is not eligible for listing on the California Register under Criterion 1.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

There is no known association between the subject property and persons important in our local, regional, or national past. No information submitted by the Project Sponsor indicates that the subject building is associated with a significant person. The submitted Supplemental Information Form indicates that Louis Landler – a native of Australia – was the builder and original owner of the subject building. It does not appear that the subject building is eligible for listing on the California Register under Criterion 2.

² “Supplemental Information Form for Historic Resource Evaluation,” prepared by Project Architect Alan Martinez, and submitted in June, 2010. The report is included in the case docket (Case No. 2010.0363E) for the proposed project, and is available for viewing by request at the Planning Department, 1650 Mission Street, 4th Floor, San Francisco, CA, 94103, Page 4.

³ Ibid.

☐ The project would not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5. if the project is an alteration*).

☐ The project is a significant impact as proposed. (*Continue to 5. if the project is an alteration*)

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: As noted above, the subject building does not appear to be an historic resource, nor does it appear to be located within a potential historic district. It does not appear that the proposed project would have an adverse effect on off-site historical resources.

PRESERVATION COORDINATOR REVIEW

Signature: _____

Tina Frye, Acting Preservation Coordinator

Date: _____

7/8/10

CC:

Linda Avery, *Commission Secretary*, Historic Preservation Commission
Vimaliza Byrd / Historic Resource Impact Review File
Sharon Lai, Neighborhood Planner, SW Quadrant

G:\DOCUMENTS\historic\309 Jersey Street.doc

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject building is a one-story-over-garage, wood frame single-family home with a gabled roof, clad in wood shingles. An angled bay dominates the west end of the street-facing elevation, and a recessed front entry is accessed from stairs that rise from street level on the east elevation. It appears that the subject property was raised in order to accommodate a garage, which was partially excavated, in the 1980's. The garage is centered under the bay on the west end of the primary elevation.

It does not appear that the subject building is representative of a type, period, region, or method of construction. It does not appear that the subject building is significant based on Criterion 3.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☐ Retains	☐ Lacks	Setting:	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	Feeling:	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	Materials:	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

Notes: Evaluation of integrity is not applicable as the subject building has not been shown to be significant under California Register criteria.

-
3. **Determination** Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)

☐ Historical Resource Present (Continue to 4.)

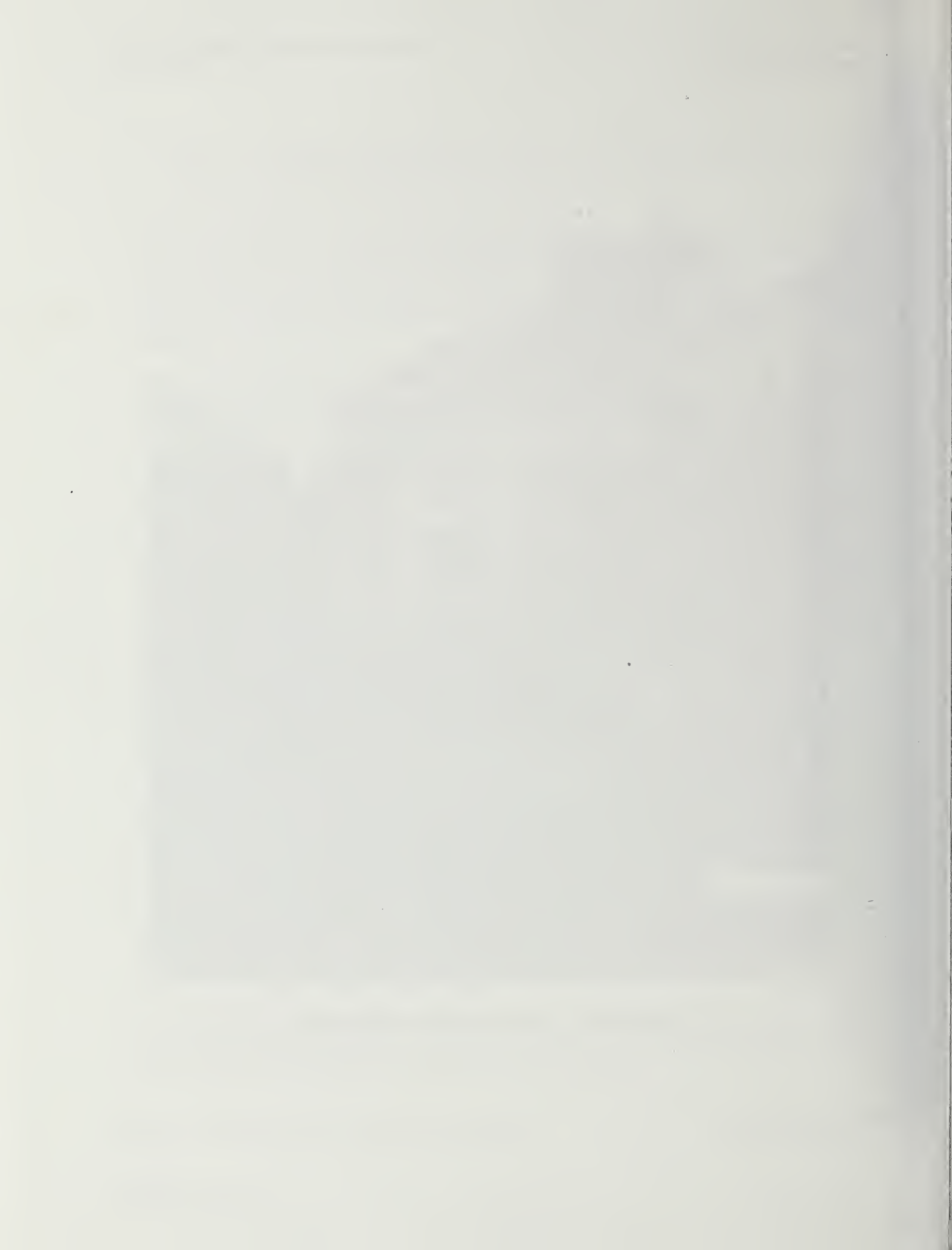
-
4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).



309 JERSEY - FRONT FACADE LOOKING SOUTH

ALAN MARTINEZ, ARCHITECT

149 NINTH STREET, SUITE 200, S. F., CA. 94103 (415)626-9379 F: (415)626-9389





Environmental Evaluation Application

ISS 1(c)(2): Additional less than 10,000 sq. ft.
(Squid thousand) 07-09-2000

PART 2 - PROJECT INFORMATION**Owner/Agent Information**

Property Owner Terence Kwik Telephone No. 415 637-1355
Address 645 Quintara St. Fax No. _____
San Francisco, CA 94116 Email tkwik@rmw.com
Project Contact (same as above) Telephone No. _____
Company _____ Fax No. _____
Address _____ Email _____

Site Information

Site Address(es): 645 Quintara St., San Francisco
Nearest Cross Street(s) 16th Avenue
Block(s)/Lot(s) 2202 / 021 Zoning District(s) RH-1(D)
Site Square Footage 367,600 SF Height/Bulk District 40-X
Present or previous site use SINGLE FAMILY HOME
Community Plan Area (if any) _____

Project Description - please check all that apply

☒ Addition ☐ Change of use ☐ Zoning change ☐ New construction
☐ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment
☐ Other (describe) _____ Estimated Cost \$200,000.00

Describe proposed use SINGLE FAMILY HOME

Narrative project description. Please summarize and describe the purpose of the project.

TO PROVIDE ADDITIONAL BEDROOMS FOR A FAMILY OF 5. THE EXISTING HOME IS A TWO BEDROOM TWO BATHROOM STRUCTURE. MY WIFE & I CURRENTLY SHARE OUR BEDROOM W/ OUR TWO CHILDREN (12 & 9 YRS. OLD) WHILE MY WIFE'S MOTHER RESIDES IN THE SECOND BEDROOM, FORMERLY MY CHILDREN'S ROOM. THE ADDITION WOULD PROVIDE A TOTAL OF FOUR BEDROOMS & FOUR BATHROOMS.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	☐	☒
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	1,500 SF	1,500 SF	900 SF	2,400 SF
Retail				
Office				
Industrial				
Parking	400 SF	400 SF	Ø	400 SF
Other (specify use)				
Total GSF	1,900 SF	1,900 SF	900 SF	2,800 SF

Dwelling units	1	1	1	1
Hotel rooms				
Parking spaces	2	2		2
Loading spaces				
Number of buildings	1	1		1
Height of building(s)	24'-10"	24'-10"	12'-2"	37'-0"
Number of stories	2	2	1	3

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Project Address: 645 Quintara Street
Block/Lot: 2202/021
Case No.: 2010.0396E
Date of Review: July 8, 2010
Planning Dept. Reviewer: Sophie Hayward
(415) 558-6372 | sophie.hayward@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT

☐ Demolition☐ Alteration☒ Addition

PROJECT DESCRIPTION

The proposed project includes interior and exterior alterations to accommodate two new bedrooms and two new bathrooms to the existing single-family home. The proposed project includes a vertical addition that is set back approximately 20' from the front building wall along 16th Avenue, and approximately 2' from the building wall along Quintara Street. According to information submitted by the Project Sponsor, the existing subject building measures approximately 1,900 square feet (including off-street parking); with the proposed addition, the subject building would measure approximately 2,800 square feet.

PRE-EXISTING HISTORIC RATING / SURVEY

The County Assessor's records indicate that the building was constructed in 1938, which is nearly identical with the December, 1937 date of construction provided by the Project Sponsor. Although the subject building is not included on any historic surveys and is not included on the National or the California Registers, its recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.¹ It does not appear that the subject building is an historic resource for the purposes of CEQA review.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on the southeast corner of 16th Avenue and Quintara Street in the Golden Gate Heights neighborhood of the Inner Sunset District. The property is located within a RH-1(D) (Residential, House, Single-Family (Detached) Zoning District and a 40 -X Height and Bulk District. The immediate area consists largely of detached single-family homes constructed primarily in the 1930's and 1940's. Most of the buildings appear to be "tract" homes by Henry Doelger. Visual continuity is defined by stucco buildings with similar façade compositions with large setbacks and a similar scale; there is a strong pattern of one-story vertical additions along the south side of the subject block. The neighborhood is not within an identified historic district and there are no known historic resources on the subject or facing

¹ Please see "Preservation Bulletin #16," available online at:
http://www.sfgov.org/site/uploadedfiles/planning/projects_reports/PresBulletin16CEQA10_8_04.PDF (November 2, 2007)

blocks. It does not appear that the subject property is located within a potential historic district for the purposes of CEQA.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or	☐ Yes	☒ No	☐ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine
Architecture: or	☐ Yes	☒ No	☐ Unable to determine
Information Potential:	☐ Further investigation recommended.		
District or Context:	☐ Yes, may contribute to a potential district or significant context		

If Yes; Period of significance:

Notes: Below is an evaluation of the subject property against the criteria for inclusion on the California Register; it does not appear that the subject property is eligible for the California Register. Staff concurs with the findings of the submitted Supplemental Information Form.² Staff finds that the subject building is not individually eligible for the California Register, nor is it located within a potential historic district.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

As noted above, based on information submitted by the Project Sponsor as well as the information provided by the County Assessor's Office, it appears that the subject was constructed by Henry Doelger in 1938, which is when much of the surrounding neighborhood was developed. However, it does not appear that the subject building is associated with a specific event that has made a significant contribution to broad patterns of local or regional history, and that the subject building is not eligible for listing on the California Register under Criterion 1.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

There is no known association between the subject property and persons important in our local, regional, or national past. As noted above, the subject building was developed as by well known tract developer Henry Doelger, and early owners included Ray L. and Lenora Strange, Leslie C. and Ruthe C. Gillen, and Harry W. and Josephine Engelberg. No information submitted by the Project

² "Supplemental Information Form for Historic Resources: 645 Quintara Street," submitted in May, 2010. The report is included in the case docket (Case No. 2010.0396E) for the proposed project, and is available for viewing by request at the Planning Department, 1650 Mission Street, 4th Floor, San Francisco, CA, 94103.

Sponsor indicates that the subject building is associated with a significant person. It does not appear that the subject building is eligible for listing on the California Register under Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject building is situated at the base of a steep hill that extends east along Quintara Street, and is a one-story-over-basement detached structure detailed with Spanish Revival decorative elements. The south and west facing street elevations are clad in stucco, while the north and east facing elevations were originally clad in wood siding that has been replaced by vinyl siding. The west elevation, along 16th Avenue, features a small wood balcony accessible from the living room. The west elevation is capped by a pitched roof with clay tiles, while the north east portion of the house, along the length of Quintara Street has a flat roof.

As noted above, the subject property was designed by Henry Doelger, a prominent San Francisco developer. Doelger built approximately 25,000 homes, mostly within the western part of the City. Although Doelger was a prolific and significant developer in the City the subject block does not represent his best work.

Although the immediate neighborhood is associated with Henry Doelger, who is a significant developer, it does not in any way appear to be distinguishable from many other blocks in the neighborhood. Because this "tract" style is such a common building type in the western portion of the City any area considered to be a potential historic district should have both a high degree of integrity and a distinct cohesiveness in order to differentiate it from the rest of the neighborhood. Many of the buildings on the subject block face have had minor modifications (windows, garage doors, and vertical additions) that are crucial elements given the relatively simple and uniform plan, massing, and construction materials of these homes.

Based on the criteria for eligibility for the California Register, 645 Quintara Street does not appear to be eligible for inclusion on the California Register individually or as a contributor to a potential historic district based on Criterion 3.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks

Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Materials: ☐ Retains ☐ Lacks

Notes: Evaluation of integrity is not applicable as the subject building has not been shown to be significant under California Register criteria.

3. Determination Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (*Go to 6. below*)

☐ Historical Resource Present (*Continue to 4.*)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project would not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5. if the project is an alteration*).

☐ The project is a significant impact as proposed. (*Continue to 5. if the project is an alteration*)

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: As noted above, the subject building does not appear to be an historic resource, nor does it appear to be located within a potential historic district. It does not appear that the proposed project would have an adverse effect on off-site historical resources.

PRESERVATION COORDINATOR REVIEW

Signature: _____

Tim Frye, Acting Preservation Coordinator

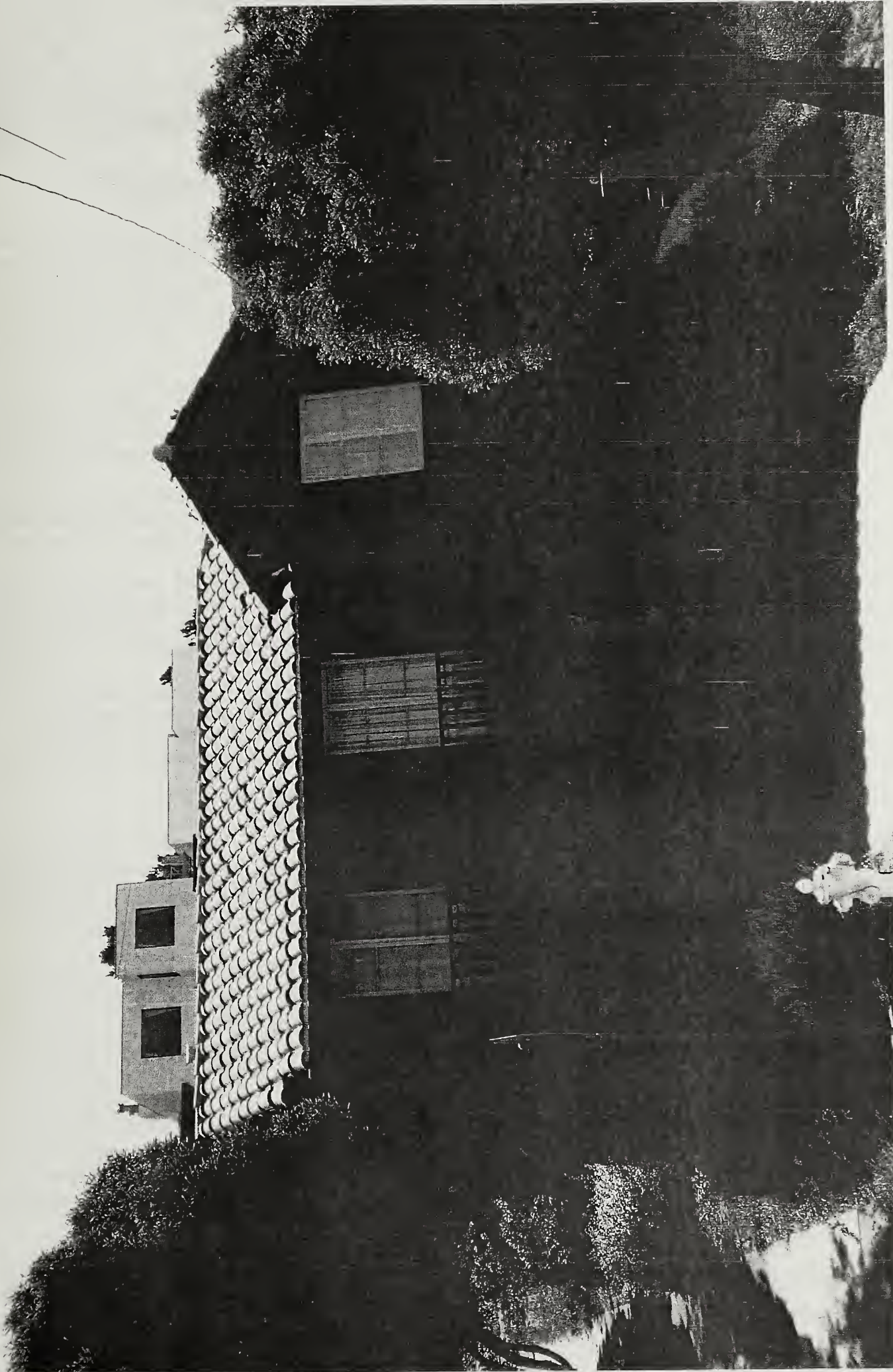
Date: _____

7/8/10

CC:

Linda Avery, *Commission Secretary*, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File
Sharon Lai, Neighborhood Planner, SW Quadrant

G:\DOCUMENTS\historic\645 Quintara Street.doc



P1





Date received:

**SAN FRANCISCO
PLANNING DEPARTMENT****Environmental Evaluation Application****RECEIVED**

MAY 19 2010

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sf.gov/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

✓ Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

**GOVERNMENT
DOCUMENTS DEPT**

Chelsea Fordham, or Monica Pereira
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9107, monica.pereira@sfgov.org

**SAN FRANCISCO
PUBLIC LIBRARY**

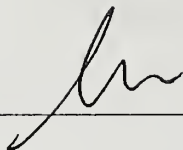
PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4.)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☐	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or <i>Historic Resource Evaluation Report</i> , as indicated in Part 3 Questions 1 and 2	☐	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☐
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☐	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☐
Additional studies (list)	☐	☐

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

(For Staff Use Only) Case No. 2010.0415EAddress: 1475 Underwood Ave.
Block/Lot: 4810/021

Signed (owner or agent):

A handwritten signature in black ink, consisting of a stylized 'M' or 'W' shape with a long horizontal stroke extending to the left.

Date:

5/17/2010

PART 2 - PROJECT INFORMATION

Owner/Agent Information

Property Owner	Fortunato Gonzalez	Telephone No.	
Address	1475 Underwood	Fax. No.	
	San Francisco, CA 94124	Email	
Project Contact	Cherine Ang / Santos	Telephone No.	415-442-7722
Company	Santos & Urrutia	Fax No.	415-642-1590
Address	2451 Harrison Street	Email	chang@santosurrutia.com / main@santosurrutia.com
	San Francisco, CA 94110		

Site Information

Site Address(es):	1475 Underwood Avenue		
Nearest Cross Street(s)	Keith Street		
Block(s)/Lot(s)	4810 / 021	Zoning District(s)	RH-1
Site Square Footage	2,500	Height/Bulk District	40-x
Present or previous site use	Single family residence		
Community Plan Area (if any)	N/A		

Project Description - please check all that apply

☒ Addition	☐ Change of use	☐ Zoning change	☐ New construction
☒ Alteration	☐ Demolition	☐ Lot split/subdivision or lot line adjustment	
☒ Other (describe)	Addition and relocation on site		Estimated Cost \$280,000

Describe proposed use Single Family Residence

Narrative project description. Please summarize and describe the purpose of the project.

Proposal is for the relocation, vertical and horizontal addition to an existing single story single-family residence. The existing residence (prior to its relocation) was straddling the property line between lot 21 & 22. The proposal locates the residence entirely on Lot 21 (the North-West) of the two properties. The proposal also raises the existing structure 9' and adds a two car garage and living space on a new first floor. The interior and exterior of the existing structure will be extensively remodeled.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 1(e)(2) for addition/relocation of existing building
That will not result in an increase of more than 10,000 SF
in an area where public services & facilities are available and
where area is not environmentally sensitive.

M. Pilar LaValley 7/20/10
Approved: Planning Dept. M. Pilar LaValley

PART 3 – ADDITIONAL PROJECT INFORMATION		Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).		☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.		☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? <u>Mat Slab</u>		☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*		☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .		☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?		☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.		☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.		☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.		☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe. Front yard variance		☒	☐
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.		☐	☒
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.		☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 1475 Underwood Avenue
Block/Lot: 4810/021
Case No.: 2010.0415E
Date of Review: July 20, 2010
Planning Dept. Reviewer: Pilar LaValley
(415) 575-9084 | pilar.lavalley@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT ☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposed project is to relocate the existing building on the parcel and to raise the building 9-feet and construct vertical and horizontal additions to an existing single-story, single-family residential building. The proposed project is depicted in architectural plans, dated March 18, 2010, prepared by Santos & Urrutia Structural Engineers, Inc. A Supplemental Information Form for Historical Resource Evaluation was prepared by Y.A. Studio, dated April 26, 2010.

PRE-EXISTING HISTORIC RATING / SURVEY

Spring Valley Water Company records indicate that water connections for two families were made at the subject property in 1904. Sanborn Fire Insurance Maps from 1915 depict several residential buildings on the subject property, although subsequent maps raise questions about when the subject building may have been constructed on the property, although it is certainly more than 50 years old. Although the subject building is not included in any previous historic surveys and is not included on the National or the California Registers, the recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject property is located mid-block on the south side of Underwood Avenue between Keith and Jennings Streets in the Bayview/Hunter's Point neighborhood. Adjacent properties contain one-story-over-basement residential buildings constructed from the early 1900s to 1950s. Visual continuity is mixed in terms of architectural style and materials, however, there is consistency of heights and residential use.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine

Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context
If Yes; Period of significance:

Based on the criteria, staff finds that the subject building is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

Spring Valley Water Company records indicate that water connections for two families were made at the subject property in 1904. A sketch on the water connection application indicates a rectangular dwelling along east the property line toward front of parcel and an L-shaped dwelling at the southwest corner at rear of the lot. These buildings, along with a one-story storage building built to the front and west property lines and a long, narrow building at rear southeast corner of the lot, are depicted on the 1915 Sanborn Fire Insurance Map. None of these buildings appear to match the configuration or location of the existing dwelling. The existing building is depicted in the 1950 Sanborn Fire Insurance Map with other previous buildings no longer shown. As there are no building permits available for the property prior to 1953, it appears that the building was constructed sometime between 1915 and 1950. Based on construction and appearance, the building likely dates from the 19-teens or 1920s, which is consistent with the period when the surrounding neighborhood was shifting from agricultural to residential use.

While there were efforts to develop this area, originally known as South San Francisco, for residential use as early as the 1870s, this was hampered by the distance from, and lack of transportation connections to, San Francisco.¹ In the mid- to late-1800s, several large industrial enterprises developed in the area: slaughter houses (Butchertown), railroads, and ship building. With these industrial uses came workers and a demand for residences and associated commercial uses. The 1900 Sanborn Fire Insurance Maps for the area show a concentration of mixed use commercial development along Rail Road (3rd Street) Avenue with residential buildings along several blocks of each cross street. At that point in time, such development was generally limited to the area between Evans Avenue and Oakdale Avenue.² South of this, the area retained a rural feel with much of it "being cultivated by market gardeners or in use as pasture for local dairies."³ Substantial residential development of the neighborhood did not occur until after the 1906 earthquake with new residents moving out from the damaged City and after 1908 when Bethlehem Steel purchased the San Francisco Dry Dock Company⁴ and expanded the ship building activities there and at the nearby Union Iron Works at Potrero Point.

As a lackluster example of a common building type, the subject property does not appear eligible for listing individually or as a contributor to a historic district under Criterion 1 (events). To be eligible

¹ Kelley & VerPlanck Historical Resource Consulting, *Bayview/Hunter's Point Area B Survey Historic Context Statement*, February 11, 2010.

² Kelley & VerPlanck, p. 66.

³ Ibid.

⁴ Kelley & VerPlanck, p. 71.

under the event criterion, the building cannot merely be associated with historic events or trends but must have a specific association to be considered significant. While the exact date of construction is not known, the subject building appears to have been constructed during a period of residential development for industrial workers but it does not appear to have a particularly specific or significant association with this period of development to be eligible under the criterion.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;

It does not appear that the subject property is associated with the lives of important persons in our past.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject property contains a one-story, residential building, with a cross-gable roof with projecting eave supported on simple cross brackets. At the rear of the lot is a one-story garage structure that matches the appearance of the residential building. Both buildings are clad in drop-lap wood siding with corner boards.

Based on information from Spring Valley Water Company records and Sanborn Fire Insurance Maps, it appears that the subject building was constructed between 1915 and 1950. There is no information regarding an architect or contractor associated with the construction of the building. The building appears to have had several additions at the side and rear (date(s) unknown).

The subject property is not architecturally significant nor does it possess high artistic value or embody distinctive characteristics of a type, period, region, or method of construction. No architect or builder has been identified for the building. The subject property does not appear to be eligible for the California Register under Criterion 3 either individually or as a contributor to a district.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

Evaluation of integrity is not applicable as the subject building has not been shown to be significant under California Register criteria.

3. Determination of whether the property is an "historical resource" for purposes of CEQA.

☒ No Resource Present (*Go to 6 below.*)

☐ Historical Resource Present (*Continue to 4.*)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)

☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

There do not appear to be any off-site historical resources in the immediate vicinity that could be affected by the proposed project.

PRESERVATION COORDINATOR REVIEW

Signature: _____

Sophie Hayward, Acting Preservation Coordinator

Date: _____

July 20, 2010

cc: Edgar Oropeza, Planner
Linda Avery, Recording Secretary, Historic Preservation Commission
Vernaliza Byrd / Historic Resource Impact Review File

PL: G:\DOCUMENTS\1475 Underwood\Historic Resource Evaluation Report.doc



Fig. 01 Front Façade 1475 Underwood Ave., San Francisco



Date received:

SAN FRANCISCO PLANNING DEPARTMENT

Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

GOVERNMENT
DOCUMENTS DEPT

Chelsea Fordham, or Monica Pereira
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9107, monica.pereira@sfgov.org

SAN FRANCISCO
PUBLIC LIBRARY

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☐	☒
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

Signed (owner or agent): See following page

Date: _____

(For Staff Use Only) Case No. 2010.0427E

Address: 132 16th Ave

Block/Lot: 1375/043

Signed (owner or agent):

A handwritten signature in black ink, consisting of a large, stylized 'Z' or '2' shape with a horizontal line extending to the left.

Date:

3/8/10

PART 2 – PROJECT INFORMATION**Owner/Agent Information**

Property Owner	Ann Johnston & Scott Pew	Telephone No.	415.831.1956
Address	132 16 th ave.	Fax No.	
	San Francisco, CA 94118	Email	ajohnston@bergerkahn.com
Project Contact	Ann Johnston	Telephone No.	415.831.1956
Company		Fax No.	
Address	132 16 th ave.	Email	ajohnston@bergerkahn.com
	San Francisco, CA 94118		

Site Information

Site Address(es):	132 16 th ave.		
Nearest Cross Street(s)	Lake St.		
Block(s)/ Lot(s)	1375-043	Zoning District(s)	rh-2
Site Square Footage	3187.5	Height/Bulk District	40-x
Present or previous site use	residential		
Community Plan Area (if any)			

Project Description – please check all that apply

☒ Addition	☐ Change of use	☐ Zoning change	☐ New construction
☐ Alteration	☐ Demolition	☐ Lot split/subdivision or lot line adjustment	
☐ Other (describe)		Estimated Cost	\$180,000

Describe proposed use residential

Narrative project description. Please summarize and describe the purpose of the project.

The project primarily consist of a third story addition with some remodel work on the first and second stories. The remodel at the first floor includes: moving bathroom, enlarging bedroom and laundry room. The remodel at the second floor includes: removing bedroom, enlarging dining room, adding stair to 3rd floor, reconfiguring bathroom. The addition at the third floor includes: 2 bedrooms, 1 bathroom, master suite with closet bathroom and dressing room.

PART 3 – ADDITIONAL PROJECT INFORMATION		Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☐	☒	
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒	
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒	
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒	
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	☒	☐	
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒	
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center , 1660 Mission Street, First Floor.	☐	☒	
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒	
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒	
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒	
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒	
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒	

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

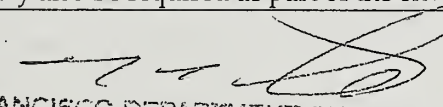
PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	2,029	2,029	1,250	3,709
Retail				
Office				
Industrial				
Parking	473	390	0	390
Other (specify use)				
Total GSF	2,502	2,502	1,207	3,709
Dwelling units	1	1	0	1
Hotel rooms	0	0	0	0
Parking spaces	2	1	0	1
Loading spaces	0	0	0	0
Number of buildings	1	1	0	1
Height of building(s)	25'-7"	25'-7"	35'-0"	35'-0"
Number of stories	2	2	1	3

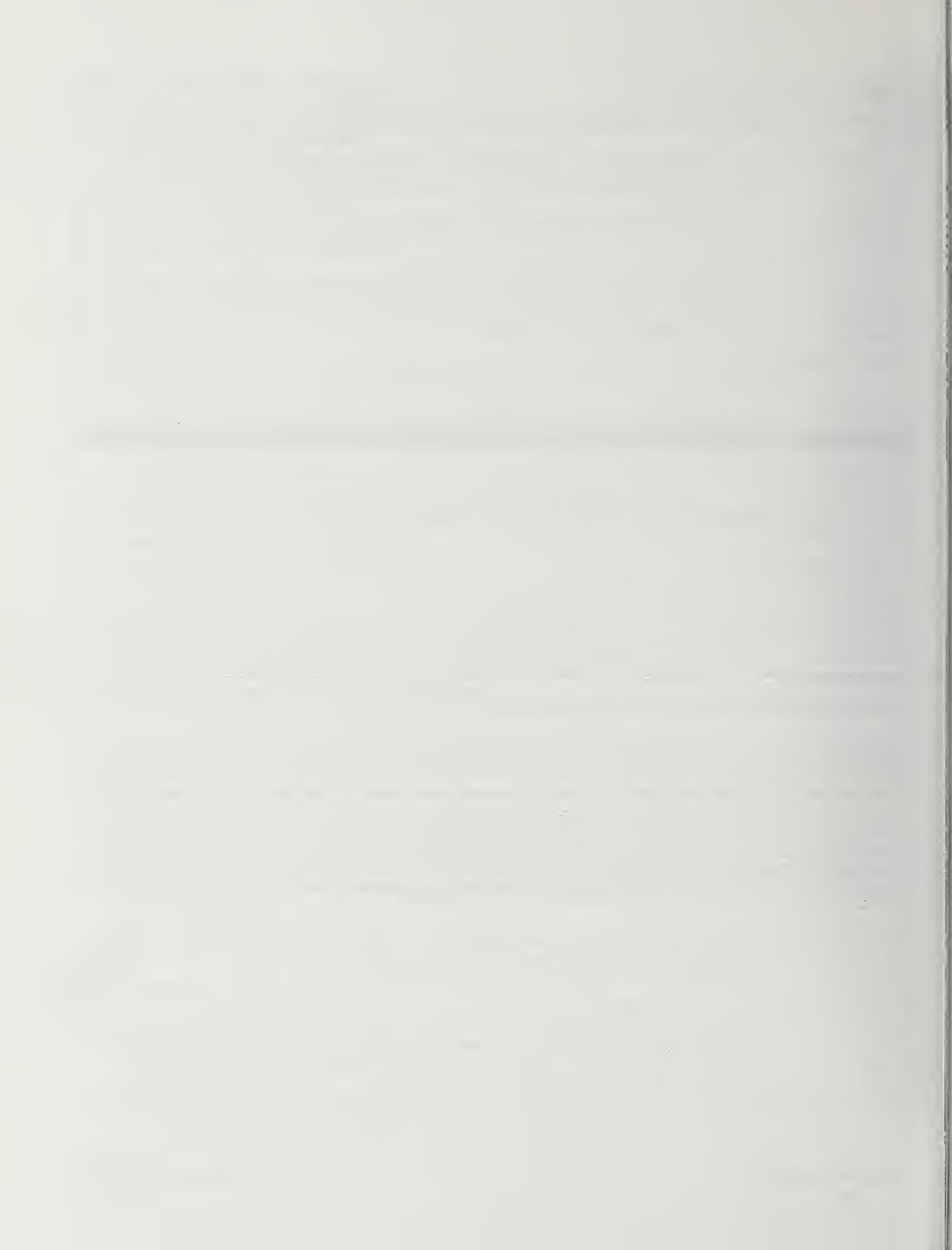
Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.


7-25-10
N. Moses Corrales
SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 1 (e) (2)

Additions to existing structures provide that the addition will not result in an increase of more than 10,000 sq ft if the project is in an area where all public services and facilities are available to allow for maximum development possible in the area and the area in which the project is located is not environmentally sensitive.





SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 132 16th Avenue
Block/Lot: 1375 / 043
Case No.: 2010.0427E
Date of Review: July 19, 2010
Planning Dept. Reviewer: Moses Corrette
(415) 558-6295 | moses.corrette@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT ☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposed project primarily consists of a full third story addition of approximately 1200 square feet, with some remodel work on the 1st and 2nd stories. The remodel of the 1st floor includes: moving bathroom, enlarging bedroom and laundry room. The remodel at the 2nd floor includes: removing bedroom, enlarging dining room, adding stair to 3rd floor, reconfiguring bathroom. The addition at the 3rd floor includes: 2 bedrooms, 1 bathroom, master suite with closet bathroom and dressing room.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property was built in 1909, with a new (current) façade added in 1911. The building is considered a "Category B" (Historic Resource) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on a regular 25 by 127.5 foot lot on the east side of 16th Avenue between Lake and California Streets. The property is located within a RH-2 (Residential, House, Two-Family) Zoning District and a 40 -X Height and Bulk District. The immediate area consists largely of single or two-family homes constructed primarily between 1906 and 1930. While portions of the Richmond District neighborhood have been surveyed as potential historic districts, the immediate blocks surrounding the 1 Loraine Court site have not been formally surveyed. Moreover, no individual properties on this block have been identified in previous architectural or historic surveys.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine

Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context
If Yes; Period of significance:

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

The subject property, built in 1909 as a single-building development, is associated with the settlement of the neighborhood as the city expanded westward; however, the building's construction does not constitute a significant role in San Francisco's development that would qualify it for the California Register per Criterion 1.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;

The subject property is associated with owner/occupants Henry and Marie Bartels (1909-1925); and lein holders: J and Helen Leaman (1909-1915); as well as various members of the Haggett family including Perry, Hilda-Marie, Robert and John (1925-2001). None of these people appear to be important persons in our past that would qualify this building for its associations per California Register Criterion 2. The Henry Bartels identified with this property is not the same as the Chicago serial killer by the same name.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject property is a modest example of a shingled craftsman style bungalow with the structure dating from 1909, built by carpenter Theodore H. Hein. The present shingled façade dates from 1911, from the Builder J. H. Johnson. Neither Hein nor Johnson is known to be master builders that would qualify this building as a significant example of their work to qualify for the California Register.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	Setting:	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	Feeling:	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks	Materials:	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks			

Although the property has retained all aspects of historic integrity, it lacks historical significance.

3. Determination of whether the property is an "historical resource" for purposes of CEQA.

☒ No Resource Present (*Go to 6 below.*)

☐ Historical Resource Present (*Continue to 4.*)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)

☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

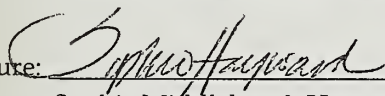
5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

There do not appear to be any off-site historical resources in the immediate vicinity that could be affected by the proposed project.

PRESERVATION COORDINATOR REVIEW

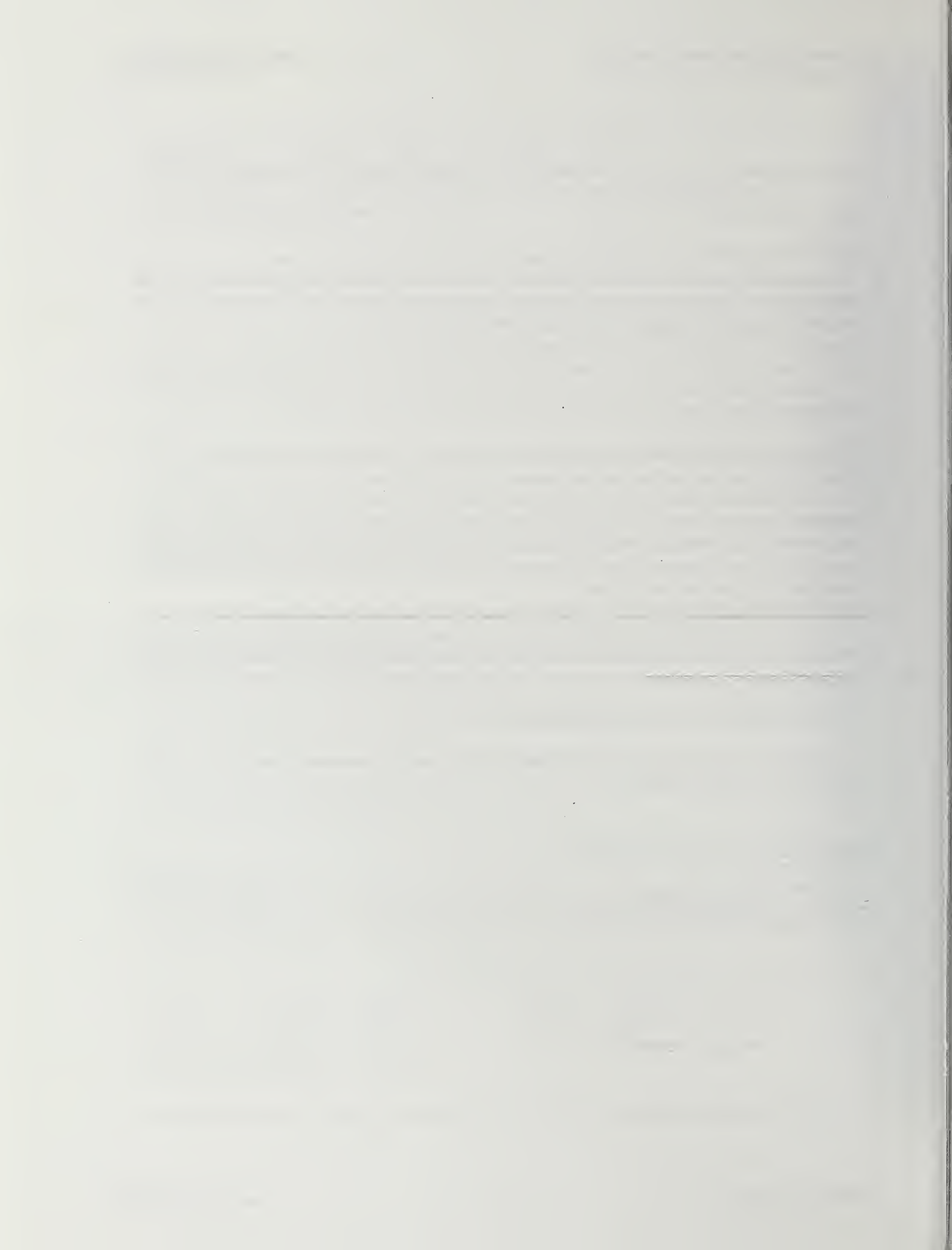
Signature: 
Sophie Middlebrook Hayward, Acting Preservation Coordinator

Date: July 20, 2010

cc: Linda Avery, Recording Secretary, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File

Attachments: Photograph of 132 16th Ave.

NMC: I:\Cases\2010\2010.0427\2010-0427E.doc









SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2010.0420E
Project Title: 3155 Scott Street (aka 3151 Scott Street)
Zoning: NC-3 (Moderate-Scale Neighborhood Commercial) District
40-X Height and Bulk District
Block/Lot: 0937/001
Lot Size: 3,436 square feet
Project Sponsor: Hershey Hirschkop and David Schnur, Community Housing Partnership
(415) 929-2470
Staff Contact: Andrea Contreras – (415) 575-9044
Andrea.Contreras@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The project site is located at the southwest corner of Lombard and Scott Streets in the Cow Hollow neighborhood of the Marina District in San Francisco, on the block bounded by Lombard Street to the north, Scott Street to the east, Greenwich Street to the south, and Divisadero Street to the west. The approximately 3,436 square-foot project site is currently occupied by a three-story, 40-foot-tall, 8,125-square-foot tourist hotel with 275 square feet of ground-floor retail. There is currently no off-street

[Continued on the next page.]

EXEMPT STATUS:

General Rule Exclusion (State CEQA Guidelines, Section 15061(b)(3))

GOVERNMENT
DOCUMENTS DEPT

REMARKS:

Please see next page.

AUG - 4 2010

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Bill Wycko
Environmental Review Officer

Date

cc: H. Hirschkop and D. Schur, Project Sponsor
S. Perdue & A. Contreras, Planning Dept.
David Lindsay, NW Quadrant, Planning Dept.
Michela Alioto-Pier, District 2, Board of Supervisors

V. Byrd, Bulletin Board and Master Decision File
Exclusion/Exemption File
Historic Preservation Distribution List
Distribution List

PROJECT DESCRIPTION (continued):

parking or usable open space on site. The proposed project is the rehabilitation of the building, including minor exterior and interior alterations to convert its use from a 29-room tourist hotel to up to 24 units of group housing and one manager's unit, for a total of 25 residential units. The proposed residential use would provide permanent affordable housing to Transition-Age Youth ages 18-24 that are at-risk of homelessness, including youth aging out of foster care, and one manager.

The project would rehabilitate the existing building through interior and exterior alterations. The ground floor would be remodeled to include a lobby, property management office, tenant services office, program room, community kitchen with adjacent dining area/tenant lounge, laundry room, public restroom, and bicycle storage space. On the two upper residential floors, rooms that currently lack bathrooms would be renovated into units with bathrooms. Building systems would be upgraded to the City's latest seismic, fire, life-safety, building and accessibility codes, including sprinkler installation. The building is currently inaccessible to wheelchairs and does not have an elevator. Accessibility improvement would be made as determined by the City to ensure compliance with Americans with Disabilities Act (ADA). Seismic structural modifications are planned as deemed necessary by a qualified structural engineer. Cosmetic improvements would also be made.

The proposed project is inconsistent with the following requirements of the existing NC-3 zoning: a density of a minimum of one bedroom per 210 square feet of lot area for group housing; a rear yard that is at least 25 percent of the depth of the property but no less than 15 feet; usable open space of approximately 35 square feet per bedroom; and off-street parking of one space per three bedrooms plus manager's unit. The project sponsor proposes that the project have a density of one bedroom per 143 square feet; no rear yard; no usable open space; and no parking. The absence of a rear yard, usable open space, and parking are existing conditions on the project site, and could be addressed with a variance; the density of group housing can not be increased through use of a variance. The current density requirements under NC-3 only permit 16 group housing units (bedrooms). Therefore, it is necessary for the project sponsor propose establishment of the Lombard and Scott Street Affordable Group Housing Special Use District to allow a higher density of group housing units (24) than currently permitted under NC-3 zoning (16 units, or one unit per 210 square feet of lot area) with no open space requirement, no rear yard requirement, and no parking requirement. The proposed project would not expand the existing building envelope. Project approvals include Zoning Map and a Planning Code Text Amendments.

REMARKS

Land Use:

The 3,436-square-foot project site is located in the Cow Hollow neighborhood of the Marina District in San Francisco. The existing building on the site is currently occupied by a three-story, 29-room tourist hotel (the "Edward II Inn and Suites"), which was built in 1914. Land uses in the project vicinity include mostly commercial uses surrounded and interspersed with residential and mixed use residential uses.

The project site is within a Neighborhood Commercial District, Moderate Scale (NC-3), which spans Lombard Street between Lyon Street and Van Ness Boulevard.

The project, creation of an SUD that would allow an affordable group housing development of approximately 24 dwelling units and one manager's unit, would result in an increase in allowable density on the project site, given that the current zoning permits up to 16 group housing dwelling units. The existing building on the project site has 29 tourist hotel rooms, or five more rooms than the proposed number of group housing units (the proposed units would comprise a single room plus a bathroom). The proposed project would not alter the general land use pattern or physical character of the immediate area, which includes one- to four-story residences, apartment buildings, mixed-use residential buildings, and commercial businesses. The project would not disrupt or divide the neighborhood, since the building envelope would remain unchanged within the existing block configuration.

Although the project would require the creation of a Special Use District to allow increased residential density, it would generally be consistent with the NC-3 zoning district, which allows for group housing residential use, and with the existing density of uses on the site. The project would also be generally consistent with other applicable policies in the General Plan.

While the SUD does not require open space or parking for the group housing use, this would not result in an adverse effect on the environment for the reasons discussed in applicable sections of this certificate.

The project would not result in any significant cumulative land use or planning impacts, since it would cause no change in the mix of land uses in the vicinity, and thus could not contribute to any overall change in neighborhood character or any overall conflict with applicable environmental plans. For the reasons stated above, the project does not have the potential to result in a significant land use impact.

Aesthetics and Visual Quality:

The Edward II Inn and Suites currently occupies the project site. The proposed project would entail minor façade alterations, including the removal of the existing hotel blade signage, new paint on the protruding vertical forms, new paint on the façade, a new awning at the corner, and at the ground floor new wood panel window framing and a new wood panel base. The effects of these alterations on the historic character of the building are discussed in the Historical Resource section on page 4. Design and aesthetics are by definition subjective, and open to interpretation by decision-makers and members of the public. The proposed project would not expand the building envelope. The proposed changes would not substantially degrade the existing visual quality or character of the surrounding site.

Exterior lighting at building entryways would be positioned to minimize glare, and lighting would not be in excess of that commonly found in urban areas. The project would comply with Planning Commission Resolution 9212, which prohibits the use of mirrored or reflective glass. Therefore, environmental effects of light and glare due to the project would not be significant.

A project would be considered to have a significant adverse effect on visual quality if it would cause a substantial and demonstrable negative change. The project would not cause such a change. Based on the analysis above, the project would not result in significant adverse effects on visual quality or aesthetics.

Population and Housing:

The existing hotel use contains 29 rooms on site, each room temporarily housing one to four guests for an occupancy range of 29 to 58 or more guests, depending on occupancy. The proposed new project would result in a new permanent source of affordable housing for approximately 24 low-income at-risk youth and one manager, for a total of 25 residents. The building is located in an urbanized area and would not be expected to substantially alter existing development patterns or plans as outlined in the San Francisco General Plan. Policy 8.6 of the 2009 Draft Housing Element of the General Plan notes that transitional housing facilities are in short supply and the City should support innovative forms of housing. The project would provide housing and social support programs for young people at-risk, thereby increasing the housing stock for this population group with supporting housing needs and addressing the need for transitional housing facilities.

A project would be considered growth-inducing if its implementation would result in substantial population increases and/or new development that might not occur if the project were not approved and implemented. Although the project would convert hotel rooms to residential units, the anticipated visitor and employee increase as a result of the supportive services would not create substantial new employment-based housing demand because the proposed uses are anticipated to be primarily oriented towards existing residents. It is estimated that the population of the project would be approximately 30, which include 25 residents and five employees. There would be about two to three employees on site during the day and evening, and one employee on site a night.¹ This residential and employment population increase, if any, would be small and would not generate a substantial demand for additional housing the context of Citywide population or employment growth. Compared to existing conditions, project-specific impacts would not be significant relative to the number of area-wide residents and employees in the project vicinity, and would not change substantially relative to the number of people currently populating the project site. The project would not directly or indirectly result in a significant increase in population. Thus, project-related impacts with respect to population growth would not be significant.

Historical Resources:

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department must first determine whether the building at 3155 Scott Street (aka 3151 Scott Street) is an historical resource as defined by CEQA. In a Historic Resource Evaluation Response memorandum (HRER) dated June 17, 2010, the Planning Department determined that the subject property is not an historical resource. The June 2010 HRER serves as the source for the following historical resources discussion.

The subject property does not appear to be eligible for listing on the California Register of Historic Places either as an individual resource or as a contributor to a historic district. The existing building at 3151 Scott Street is not listed on any historic resource surveys or any local, state or national registries. The Marina District is characterized by multiple unit apartment buildings intermixed with single-family dwellings and some commercial buildings along Chestnut and Lombard Streets. The boundaries of the neighborhood are generally Marina Boulevard to the north, Lombard to the south, Van Ness to the east,

¹ Personal communication with the project sponsor, July 19, 2010.

and the Presidio to the west. The predominant architectural styles are Mediterranean or Spanish Revival with a few Exotic Revival buildings.

The area upon which the Marina District is located was primarily marchland and lagoon prior to its fill for the 1915 Panama-Pacific International Exposition (PPIE). The land was filled with dredged material and earthquake debris to create a site of about 635 acres for the PPIE. Rail lines were extended to the area as a result of the PPIE. This increased accessibility encouraged development of the area after the closure of the PPIE. The first large scale residential development in the Marina District occurred in the early 1920s. By 1930's, approximately three-quarters of the District's parcels were built out, housing about 25,000 people. The construction of the Golden Gate Bridge in 1937 spurred the widening of Lombard Street and attracted motels and auto-related businesses to the corridor.

Planning Staff determined that the project site does not appear eligible for listing on the California Register because it does not appear to be associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States (Criterion 1); it does not appear to be associated with the lives of persons important in our local, regional, or national past (Criterion 2); it does not embody the distinctive characteristics of a type, period, region, or method of construction, nor does it represent the work of a master or possess high artist values (Criterion 3); and finally, the project site does not likely yield information important in prehistory or history (Criterion 4). The building at 3155 Scott Street is indirectly associated with both the PPIE and the opening of the Golden Gate Bridge by its location and construction date. However, the building does not strongly represent the development of or events of the fair or the bridge opening. Both events are better represented by other buildings and structures still existing within the City. Thus, the building does not appear eligible for listing under Criterion 1. Research into the building's history does not indicate that any of the owners or others associated with the building were historically important individuals. Therefore, the building does not appear eligible for listing under Criterion 2. The building at 3155 Scott Street was designed by Charles J. Rousseau. The building is not a strong representative of his work due to extensive alterations to the building. Due to the alterations, the building is not a strong representative of the Spanish Revival style or hotel building type from the early 20th century. Planning staff has determined that the building retains integrity of location, association, workmanship, and feeling, but does not retain sufficient integrity of design, setting, or materials to convey historical significance due to the demolition of approximately one-fifth of the building's original volume, the alteration of the building's storefronts, and the widening of Lombard Street. Therefore, the building does not appear eligible for listing under Criterion 3 as an individual resource.

The building also does not appear to be eligible for listing as a contributor to a potential historic district. While portions of the Marina District contain significant individual buildings, there does not appear to be a significant concentration of such buildings in this area to qualify for listing on the California Register as a historic district. Therefore the proposed project would not have an adverse effect on any off-site historical resources.. Significant ground disturbance caused by the infilling of the marsh land and lagoon at the turn of the century would likely have disturbed any pre-existing archeological sites, eliminating the potential for the site to be a significant contributor of pre-historical or historical information. As a result, the proposed project would not result in a significant impact on historical resources.

Transportation:

Based on the Planning Department's 2002 Transportation Impact Analysis Guidelines for Environmental Review (*SF Guidelines*) the current hotel use creates approximately seven trips per room per day, with 10% occurring during PM peak hour (4 PM to 6 PM). The 29-room hotel at the project site currently generates about 203 person trips per day, about 117 daily vehicle trips, and approximately 12 vehicle trips in the PM peak hour, assuming the transportation mode split of the census tract in which the project site is located. According to *SF Guidelines*, residential use of one bedroom or studio generate about seven and a half trips per room per day, with 17.3% occurring during PM peak hour. This proposed 25-unit residential use would generate approximately 188 person trips per day, about 108 daily vehicle trips, and approximately 19 vehicle trips in the PM peak hour. Due to a decrease in number of units/rooms on-site, the proposed project would result in an overall net decrease in daily person and vehicle trips. However, because of a slight increase in frequency of trips, the proposed project would result in a net increase of approximately seven vehicle trips concentrated during the PM peak hour. The net increase in seven vehicle trips would not be sufficient to result in a significant traffic impact.

There are currently four Muni bus lines within a two block radius of the project site (28-19th Avenue, 30-Stockton, 43-Masonic, and 76-Marin Headlands), and three additional lines within a three block radius (22-Fillmore, 41-Union, and 45-Union-Stockton). The current tourist hotel use generates approximately six PM peak hour transit trips. The proposed use would generate about nine PM peak hour transit trips according to the *SF Guidelines*. The net increase in three transit trips at peak hour would be easily accommodated on the six (76-Marin Headlands runs on Sundays only) surrounding transit lines.

The proposed project would cause a minimal increase in the number of walking and cycling trips, which can be accommodated by existing street and sidewalk conditions. There are three bicycle routes within three blocks of the project site (Routes #4, #6, and #45).

The loading demand for both uses is less than one space for peak hour trips. Per Section 152 of the Planning Code, an off-street loading space is not required for hotels or apartments under 100,000 square feet.

San Francisco does not consider parking supply as part of the permanent physical environment. Parking conditions are not static, as parking supply and demand varies from day to day, from day to night, from month to month, etc. Hence, the availability of parking spaces (or lack thereof) is not a permanent physical condition, but changes over time as people change their modes and patterns of travel.

Parking deficits are considered to be social effects, rather than impacts on the physical environment as defined by CEQA. Under CEQA, a project's social impacts need not be treated as significant impacts on the environment. Environmental documents should, however, address the secondary physical impacts that could be triggered by a social impact. (CEQA Guidelines § 15131(a).) The social inconvenience of parking deficits, such as having to hunt for scarce parking spaces, is not an environmental impact, but there may be secondary physical environmental impacts, such as increased traffic congestion at intersections, air quality impacts, safety impacts, or noise impacts caused by congestion. In the experience of San Francisco transportation planners, however, the absence of a ready supply of parking spaces, combined with available alternatives to auto travel (e.g., transit service, taxis, bicycles or travel by foot) and a relatively dense pattern of urban development, induces many drivers to seek and find

alternative parking facilities, shift to other modes of travel, or change their overall travel habits. Any such resulting shifts to transit service in particular, would be in keeping with the City's "Transit First" policy. The City's Transit First Policy, established in the City's Charter Section 8A.115 provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation." As mentioned above, there are seven Muni lines and three bicycle routes within three blocks of the project site.

The transportation analysis accounts for potential secondary effects, such as cars circling and looking for a parking space in areas of limited parking supply, by assuming that all drivers would attempt to find parking at or near the project site and then seek parking farther away if convenient parking is unavailable. Moreover, the secondary effects of drivers searching for parking is typically offset by a reduction in vehicle trips due to others who are aware of constrained parking conditions in a given area. Hence, any secondary environmental impacts which may result from a shortfall in parking in the vicinity of the proposed project would be minor, and the traffic assignments used in the transportation analysis, as well as in the associated air quality, noise and pedestrian safety analyses, reasonably addresses potential secondary effects.

Construction needed for the proposed alterations would be temporary, and would change on a daily basis over the construction period. These effects would not have the potential to substantially deteriorate the level of service in the area, and would not have the potential to be significant.

Noise:

An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels noticeable to most people. The project would not cause a doubling in traffic volumes. The project's marginal increase to the existing volumes during the PM peak hour (see Transportation, p. 5), would not cause a noticeable increase in the ambient noise level in the project vicinity.

The Environmental Protection Element of the *San Francisco General Plan* contains Land Use Compatibility Guidelines for Community Noise. These guidelines indicate that residential development should be discouraged at noise levels above 70 dBA (L_{dn}).^{2,3} Where noise levels exceed 65 dBA, a detailed analysis of noise reduction requirements would normally be necessary prior to final review and approval, and new construction or development of residential uses would require that noise insulation features included in the design. In addition, Title 24 of the *California Code of Regulations* establishes uniform noise insulation standards for residential projects. Based on modeling of traffic noise volumes conducted by the San Francisco Department of Public Health (DPH), the traffic noise level in the project area vicinity is generally around 65 dBA and 70 dBA.⁴ Therefore, the proposed project would locate new residential

² Sound pressure is measured in decibels (dB), with zero dB corresponding roughly to the threshold of human hearing, and 120 dB to 140 dB corresponding to the threshold of pain. Because sound pressure can vary by over one trillion times within the range of human hearing, a logarithmic loudness scale is used to keep sound intensity numbers at a convenient and manageable level. Owing to the variation in sensitivity of the human ear to various frequencies, sound is "weighted" to emphasize frequencies to which the ear is more sensitive, in a method known as A-weighting and expressed in units of A-weighted decibels (dBA).

³ The guidelines are based on maintaining an interior noise level of interior noise standard of 45 dBA, L_{dn} , as required by the California Noise Insulation Standards in Title 24, Part 2 of the California Code of Regulations.

⁴ Traffic Noise Map presented by the Department of Public Health website:
<http://www.sfdph.org/dph/files/EHSDocs/ehsPublSDocs/Noise/noisemap2.pdf>.

units—considered to be “sensitive receptors”—in an environment with noise levels above those considered normally acceptable for residential uses, and the project sponsor would be required by the *San Francisco General Plan* and by Title 24 to incorporate noise insulation features in the project to maintain an interior noise level of 45 dBA. The Department of Building Inspection would review project plans for compliance with Title 24 noise standards. Compliance with Title 24 standards and with the *General Plan* would ensure that effects from exposure to ambient noise would not result in significant impacts.

The noise generated by the occupants of the proposed new use would be considered common and generally acceptable in an urban area, would be expected to be similar to the noise generated by current users of the site, and would not be considered a significant impact. The proposed construction could temporarily generate noise that may be considered an annoyance by occupants of nearby properties. Construction noise is regulated under Article 29 of the City’s Police Code, and would be temporary and intermittent in nature. Thus, the proposed project would not result in a significant impact with respect to noise.

Air Quality:

The California Air Resources Board (ARB) established its statewide comprehensive air toxics program in the early 1980s. The ARB created California’s program in response to the Toxic Air Contaminant Identification and Control Act (AB 1807, Tanner 1983) to reduce exposure to air toxics. The ARB identifies 244 substances as toxic air contaminants (TACs) that are known or suspected to be emitted in California and have potential adverse health effects. Public health research consistently demonstrates that pollutant levels are significantly higher near freeways and busy roadways. Human health studies demonstrate that children living within 100 to 200 meters of freeways or busy roadways have poor lung function and more respiratory disease; both chronic and acute health effects may result from exposure to TACs. In 2005, The ARB issued guidance on preventing roadway related air quality conflicts, suggesting localities “avoid siting new sensitive land uses within 500 feet of a freeway [or other] urban roads with volumes of more than 100,000 vehicles/day.”⁵ However, there are no existing federal or state regulations to protect sensitive land uses from roadway air pollutants.

The San Francisco Department of Public Health (DPH) has issued guidance for the identification and assessment of potential air quality hazards and methods for assessing the associated health risks.⁶ Consistent with ARB guidance, DPH has identified that a potential public health hazard for sensitive land uses exists when such uses are located within a 150-meter (approximately 500-foot) radius of any boundary of a project site that experiences 100,000 vehicles per day. To this end, San Francisco added Article 38 of the San Francisco Health Code, approved November 25, 2008, which requires that, for new residential projects of 10 or more units located in proximity to high-traffic roadways, as mapped by DPH, an Air Quality Assessment be prepared to determine whether residents would be exposed to potentially unhealthful levels of PM_{2.5}. Through air quality modeling, an assessment is conducted to determine if the annual average concentration of PM_{2.5} from the roadway sources would exceed a concentration of 0.2

⁵ California Air Resources Board, 2005 *Air Quality and Land Use Handbook: A Community Health Perspective*, <http://www.arb.ca.gov/ch/landuse.htm>, accessed September 8, 2008.

⁶ San Francisco Department of Public Health, *Assessment and Mitigation of Air Pollutant Health Effects from Intra-urban Roadways: Guidance for Land Use Planning and Environmental Review*, May 6, 2008, http://dphwww.sfdph.org/phes/publications/Mitigating_Roadway_AQLU_Conflicts.pdf, accessed September 8, 2009.

micrograms per cubic meter (annual average).⁷ If this standard is exceeded, the project sponsor must install a filtered air supply system, with high-efficiency filters, designed to remove at least 80 percent of ambient PM_{2.5} from habitable areas of residential units.

The project site, at 3151 Scott Street is located within the Potential Roadway Exposure Zone, as mapped by DPH. Pursuant to Article 38 of the San Francisco Health Code, the project sponsor shall prepare an Air Quality Assessment consistent with DPH guidance. The Air Quality Assessment must be submitted to the Director of DPH. Should the Air Quality Assessment conclude that the PM_{2.5} concentration at the site is greater than 0.2 micrograms per cubic meter, the project shall be designed and constructed such that ventilation systems remove at least 80 percent of the PM_{2.5} pollutants from habitable areas. The project would be required to comply with Article 38 of the San Francisco Health Code and therefore, the project would not result in a significant impact from exposure of sensitive receptors to high concentrations of roadway-related pollutants.

The proposed project would not have the potential to result in a significant net increase the amount of greenhouse gas emissions from its construction or operation.

Recreation:

The current project site does not include open space. The proposed project would not provide any open space. Residents of the proposed project could use the following nearby open space for recreation: Marina Green (five blocks north of project site), George R. Moscone Recreation Center (five blocks northeast of project site), the grounds of the Palace of Fine Arts (7 blocks northwest of the project site) and the Presidio (4 blocks west of the project site). An increase in potentially 25 new users of these recreational facilities would not have the potential to result in their degradation or the need to construct new facilities to serve the increase in population.

Utilities and Service Systems:

The project site is within an urban area that is served by utilities and service systems, including water, wastewater and storm water collection and treatment, solid waste collection and disposal, gas and electricity. The proposed project would add permanent residential units to the site than currently exist, which might result in a slight net increase in the demand for utilities and service systems on the site, but not in excess of amounts expected and provided for in the project area. No new water delivery or wastewater collection and treatment facilities would be required to serve the project. Project solid waste would be collected, recycled, and disposed of within facilities that have adequate capacity. The proposed project would not be expected to have any substantial impact on public services or utilities.

Public Services:

⁷ According to DPH, this threshold, or action level, of 0.2 micrograms per cubic meter represents about 8 – 10 percent of the range of ambient PM_{2.5} concentrations in San Francisco based on monitoring data, and is based on epidemiological research that indicates that such a concentration can result in an approximately 0.28 percent increase in non-injury mortality, or an increased mortality at a rate of approximately 20 "excess deaths" per year per one million population in San Francisco. "Excess deaths" (also referred to as premature mortality) refer to deaths that occur sooner than otherwise expected, absent the specific condition under evaluation; in this case, exposure to PM_{2.5}. (San Francisco Department of Public Health, Occupational and Environmental Health Section, Program on Health, Equity, and Sustainability, "Assessment and Mitigation of Air Pollutant Health Effects from Intra-urban Roadways: Guidance for Land Use Planning and Environmental Review, May 6, 2008. Twenty excess deaths per million based on San Francisco's non-injury, non-homicide, non-suicide mortality rate of approximately 714 per 100,000. Although San Francisco's population is less than one million, the presentation of excess deaths is commonly given as a rate per million population.)

The proposed project could bring additional residential use to the project area, with potential for a small net increase in the population of the project site. The increased intensity of uses could potentially increase the service calls to the San Francisco Police Department (SFPD). However, there is no evidence that the proposed project would lead to an increase in police calls. The project site is in the Northern Metro jurisdiction of the SFPD. The closest police station is the Northern Police Station at 1125 Fillmore Street, approximately 1.5 miles from the project site.⁸ Given the scale of the proposed project, it would not necessitate the construction of a new police station which could result in a potential environmental impact.

Geology and Soils:

The project site is in an area subject to ground shaking from earthquakes along the San Andreas and Northern Hayward Faults and other faults in the San Francisco Bay Area. The project is not in a liquefaction zone. Implementation of Department of Building Inspection requirements would ensure that the project would not have a significant impact related to geologic hazards.

Flood Hazard:

The site is not within a flood hazard area as mapped on the federal Flood Hazard Boundary or Flood Insurance Rate Maps. The site is not subject to flooding by failure of a levee or dam. Thus the project would have no impacts regarding flood hazards.

Hazardous Materials:

Section 19827.5 of the *California Health and Safety Code* requires that local agencies not issue alteration permits until an applicant has demonstrated compliance with notification, removal and abatement requirements under applicable Federal regulations regarding hazardous air pollutants, including asbestos. These regulations and procedures that are an established part of the building permit review process would ensure that any potential impacts due to asbestos removal would not be significant.

Work that could result in disturbance of lead paint must comply with Section 3423 of the San Francisco Building Code. These regulations and procedures set forth in the San Francisco Building Code would ensure that potential impacts due to lead-based paint removal would not be significant.

In addition to lead-based paint, hazardous polychlorinated biphenyls (PCBs) were frequently used in fluorescent light fixtures manufactured prior to 1978. Due to the small size of the structure and the limited potential for PCB-containing light fixtures, it is unlikely that the potential impact from PCBs would be significant.

Emergency Access:

San Francisco ensures fire safety and emergency accessibility within new and existing development through provisions of its Building and Fire Codes. The project would conform to these standards, which may include development of an emergency procedure manual and an exit drill plan for the proposed development. Potential fire hazards would be addressed during the permit review process. Conformance with these standards would ensure appropriate life-safety protections for the residential structure.

⁸ San Francisco Police Department website: <http://sf-police.org/index.aspx?page=825>

Neighborhood Concerns

A "Notification of Project Receiving Environmental Review" was mailed on June 29, 2010 to potentially interested parties. CEQA-related comments included the following topics: land use, particularly change in character of the vicinity; change of use; consistency with applicable land use plans, policies, and zoning ordinances; residential density; and open space. Other CEQA-related comments include aesthetics and visual quality; population and housing; historic resources issues; transportation (traffic, transit, pedestrian density, and parking); noise; air quality; greenhouse gas emissions; geology and soils; flood hazard; and hazardous materials. These concerns are addressed in the above text by topic heading.

There were numerous non-CEQA related comments, some of which are addressed in other stages of project review such as consideration of project approvals or building permit review. They include the following: economic issues, such as the loss of tax revenue and decrease in property values; social issues including the nature of programs being offered to youth, a change in neighborhood demographics, and the potential for increased crime; Building Code issues, particularly overcrowding; ADA and Fire Code issues; and the need for an Institutional Master Plan.

Exempt Status

CEQA Guidelines Section 15061(b)(3) provides an exemption from environmental review where it can be seen with certainty that the proposed project would not have a significant impact on the environment. As noted above, the proposed zoning and text amendment would have no significant environmental effects on land use, aesthetics and visual quality, population and housing, historic resources, transportation, noise, air quality, greenhouse gas emissions, geology and soils, flood hazard, and hazardous materials. Since the proposed project would have no significant environmental effects, it is appropriately exempt from environmental review under the General Rule Exclusion (CEQA Guidelines Section 15061(b)(3)).



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2009.0816E
Project Title: 717 Battery Street (aka 350 Pacific Avenue)
Zoning/Plan Area: C-2 (Community Business)
65-A Height and Bulk District
Washington-Broadway SUD #2
Block/Lot: 0165/022
Lot Size: 18,870 square feet
Project Sponsor: Tuija Catalano, Reuben & Junius, (415) 567-9000, for
MXB Battery LP
Staff Contact: Joy Navarrete, Major Environmental Analysis
(415) 575-9040 joy.navarrete@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The project site is located on the west side of Battery Street, on the block bounded by Broadway Street to the north, Pacific Avenue to the south, Sansome Street to the west, and Battery Street to the east, at the northwest edge of San Francisco's Financial District. The 16,718-sq.ft. site, on Assessor's Block 0165, Lot 022, contains an approximately 32,870-sq.ft., three-story building over a 9,100-sq.ft. basement. The site has frontage on two streets: Battery Street and Pacific Avenue.

(Continued on the next page.)

EXEMPT STATUS:

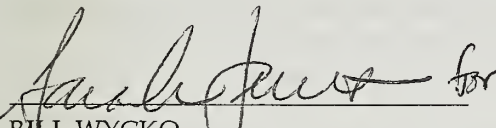
Categorical Exemption, Class 31 (CEQA Guidelines Section 15331)

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


BILL WYCKO

Environmental Review Officer

August 3, 2010
Date

cc: Tuija Catalano, Project Sponsor
Joy Navarrete, MEA Division
Tim Frye, Neighborhood Planning Div. & Preservation Planner
Distribution List

Supervisor Chiu, District 3
Virna Byrd, M.D.F.
Exclusion/Exemption

GOVERNMENT
DOCUMENTS DEPT

AUG - 4 2010

SAN FRANCISCO
PUBLIC LIBRARY

PROJECT DESCRIPTION (continued):

The site is in a C-2 (Community Business) zoning district, a 65-A height and bulk district, and the Washington-Broadway Special Use District No. 2. The existing three-story brick building, also known as the Musto Building, was constructed in approximately 1907, and is an L-shaped building, although the overall massing as viewed from Battery Street appears rectilinear. The building has a 112.5-foot frontage on Battery Street, and extends 137.5 west of Battery Street along its deepest dimension, and 75'4" on its shortest dimension. A brick and concrete plaza area is located along the rear of the building off of the Pacific Avenue façade.

The proposed project would seismically retrofit the existing unreinforced masonry building (UMB). The existing building has wood framed floors supported on interior wood columns and perimeter brick walls/piers. The building has not yet been retrofitted to comply with the San Francisco Building Code's Unreinforced Masonry Building Ordinance, and is currently subject to a UMB Abatement Notice from the City and County of San Francisco. The seismic retrofit work would use a Performance Based Engineering, non-prescriptive approach with steel moment frames that reuses the existing perimeter masonry walls in combination of new steep moment frames to resist the required lateral forces. The moment frames would be installed between and over each window opening on the east façade, over alternating openings on the west façade, and over select openings on the south wall facing the courtyard. The project would include three lines of new moment resistant frames of structural steel, new foundation and related grade beams, new roof level framing, deck, and parapet reinforcing, and diaphragm strengthening. Prior to the installation of the moment frames, and other tasks described above, the brick mortar will be repointed.

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under CEQA, Planning Department staff determined that the building on the project site was a potential historical resource as defined by the California Environmental Quality Act (CEQA). The existing building, known as the Musto Building, was constructed in 1907, designed by San Francisco architect William A. Mooser, II. In 1969, the large three-story warehouse building with Classical details, was converted from a warehouse to an office building and was subject to a substantial remodel that affected the exterior and interior of the building. Although not listed on the National Register of Historic Places, the building has been previously surveyed for historic significance, and is listed as a "3" in the 1976 Architectural Survey and as a "C" in the San Francisco Architectural Heritage Survey. The building is also in close proximity to two historic districts: the Jackson Square National Register Historic District (located one block to the west) and the San Francisco Northeast Waterfront District (located one-half block to the north).

Because San Francisco Planning Department staff determined that the property was a potential historic resource under CEQA, the proposed project was evaluated to determine if it is consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings (Secretary of the Interior's Standards)*, or if the proposed seismic retrofit would materially impair the resource.

The proposed scope requires some removal of floor joists and other historic materials; however, this work is limited to areas within the interior to accommodate the seismic retrofit. Based on the

submitted plans, the proposed work will stabilize the structure in a manner that minimizes the loss of historic fabric and does not result in a change in the subject building's overall ability to convey its significance; the majority of the interior character-defining features including its historic heavy timber construction, exposed wood joists, exposed brick walls, cast iron lintels and post ties, cast iron capitals will be retained and rehabilitated.

Work proposed on the exterior is also found to be sympathetic with the character-defining features of the subject building. The product and method selected for paint removal is gentle and will not damage the exterior character-defining features of the subject building. The majority of brick replacement, either because of deterioration or previous incompatible replacement, will be limited in scope. The iron spot, face brick can be sourced at the site from an inconspicuous location and the common brick located on secondary elevations will be closely matched from a mix of three lines of brick from a local manufacturer, McNear. All mortar joints will be repointed using a mixture that is different than the historic mortar; however, ARG and the Project Architect confirm that it will match the historic mortar in color, texture, and profile and will perform in a manner that will not be detrimental to the character-defining features of the subject building. With these changes, the project as currently proposed meets the *Secretary of the Interior's Standards*, and would not have a substantial adverse impact on the historic resource.¹

Conclusion

CEQA State Guidelines Section 15331, or Class 31 provides for an exemption from environmental review for projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation, or reconstruction of historical resources in a manner consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings*. The proposed structure is a potential historic resource. The proposed project is consistent with the *Secretary of the Interior's Standards*, and would not cause a substantial adverse change on the resource. Therefore, for the reasons stated above, the proposed project meets the criteria of Class 31.

State CEQA Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

¹ Frye, Tim, Preservation Technical Specialist, San Francisco Planning Department 2010, Memo to Joy Navarrete, Major Environmental Analysis, July 27. A copy of this memorandum is attached.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: July 27, 2010
TO: Joy Navarrete, Major Environmental Analysis
FROM: Timothy Frye, Preservation Technical Specialist
REVIEWED BY: Sophie Hayward, Acting Preservation Coordinator
RE: 717 Battery, Case No. 2009.0816E

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

The proposed project would seismically retrofit the existing unreinforced masonry building (UMB). The existing building has wood-framed floors supported on interior wood columns and perimeter brick walls/piers. The building has not yet been retrofitted to comply with the San Francisco Building Code's Unreinforced Masonry Building Ordinance, and is currently subject to a UMB Abatement Notice from the City and County of San Francisco. Moment frames would be installed between and above each window opening on the east façade, above alternating openings on the west façade, and above select openings on the south wall facing the courtyard. The project would include three spans of new moment resistant frames of structural steel, new foundation and related grade beams, new roof level framing, deck, and parapet reinforcing, and diaphragm strengthening. Prior to the installation of the moment frames, and other tasks described above, paint on the exterior elevations will be removed; a small amount of spot replacement will occur for any bricks that are deteriorated beyond repair or those that are the result of previous incompatible repairs, and all mortar joints will be repointed.

Constructed in 1907, the subject building, historically known as the Musto Building, is considered a historic resource for the purposes of CEQA. The building is eligible for individual listing on the California Register under Criterion 1 (Events) for its strong association with the Reconstruction Period after the 1906 Fire and Earthquake, and Criterion 3 (Architecture) because the building represents the work of master architect William Mooser II. The project site is nearby the Northeast Waterfront and the Jackson Square Historic Districts. Both of these districts are also identified as historic resources for the purposes of CEQA and are locally designated under Article 10 of the Planning Code.

Based on correspondence between Architectural Resources Group and the Project Architect, Fee Munson Ebert¹, and a review of the submitted plans dated April 20, 2010 and revised June 21, 2010, the Department has determined that the proposed work complies with the *Secretary of the Interior's*

¹ Memorandum from David Wessel of Architectural Resources Group Inc. to Greg Sheppard of Fee Munson Ebert, July 23, 2009, Re: 717 Battery Street – Media Blasting; Letter from Greg A. Sheppard of Fee Munson Ebert to David Wessel, Mary Slater, and Jody Jock of Architectural Resources Group, Inc., July 6, 2010, Re: 717 Battery Street, San Francisco Ca. Brick Restoration Materials and Methods. On file at the San Francisco Planning Department, Case No. 2009.0816E.

Standards for Rehabilitation; and therefore, does not appear to result in any material impairment to the subject building or off-site adjacent resources.

The proposed scope requires some removal of floor joists and other historic materials; however, this work is limited to areas within the interior to accommodate the seismic retrofit. Based on the submitted plans, the proposed work will stabilize the structure in a manner that minimizes the loss of historic fabric and does not result in a change in the subject building's overall ability to convey its significance; the majority of the interior character-defining features including its historic heavy timber construction, exposed wood joists, exposed brick walls, cast iron lintels and post ties, cast iron capitals will be retained and rehabilitated.

Work proposed on the exterior is also found to be sympathetic with the character-defining features of the subject building. The product and method selected for paint removal is gentle and will not damage the exterior character-defining features of the subject building. The majority of brick replacement, either because of deterioration or previous incompatible replacement, will be limited in scope. The iron spot, face brick can be sourced at the site from an inconspicuous location and the common brick located on secondary elevations will be closely matched from a mix of three lines of brick from a local manufacturer, McNear. All mortar joints will be repointed using a mixture that is different than the historic mortar; however, ARG and the Project Architect confirm that it will match the historic mortar in color, texture, and profile and will perform in a manner that will not be detrimental to the character-defining features of the subject building. The Department also concurs with this determination.

TF: G:\DOCUMENTS\PROJECTS\HRER2010\Battery_717_2009.0816E_Memo.doc

July 6, 2010

Mr. David Wessel
Ms. Mary Slater
Ms. Jody Stock
Architectural Resource Group, Inc
Pier 9, The Embarcadero, Suite 107
San Francisco, CA 94111

Re: 717 Battery Street, San Francisco, Ca
Brick Restoration Materials and Methods

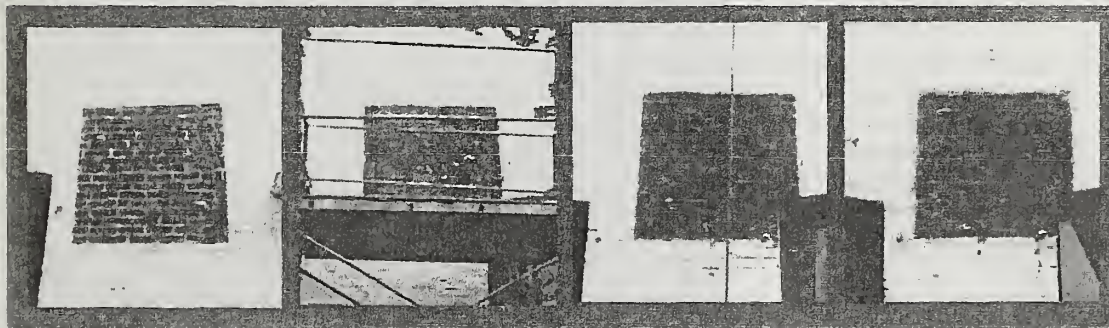
Dear, David, Mary, and Jody

Since various aspects of the brick restoration for 717 Battery Street have evolved from ARG's original recommendations, this letter is to confirm the current intended materials and methods to be used.

Paint Removal Materials

Exterior: Initially ARG recommended eight chemical paint removal products for consideration. After input from the general contractor and their sub-contractor, the team selected four products for testing on each the common brick (plaza side) and face brick (Battery Street) as shown in the below photo composite. Each of these products are environmentally friendly, low odor, contain no methylene chloride, and no caustic or other flammable solvent. While *Peel Away 1* is the most effective at exterior paint removal, the team agreed to use *Back to Nature 8* because the product is nearly as effective, more worker friendly and creates less waste. Minor hand cleaning with a wire brush is necessary but limited to avoid any damage to the brick.

Photo Composite: West Wall at Plaza



Peel Away 1

Peel Away 7

Back to Nature 2

Back to Nature 8

Interior: It was ARG's assessments that since the interior brick and wood frame were previously sandblasted, presumably as part of the 1969 renovation, additional sandblasting would do no additional damage. Since these areas are not exposed to weathering and given the relative hardness of the brick, this was an acceptable means of finish removal. The team did investigate the use of alternative blasting media, but it was determined that this only added significant labor cost with little or no benefit. Care was taken to not over blast areas and as a result minor amounts of firm solid paint remain.

Repointing Methods

Repointing methods remain as recommended by ARG and are per *National Park Service, Preservation Brief 2, Repointing Mortar Joints in Historic Masonry Buildings*. Typically, repointing is only required where significant weathering has occurred; however, given the general poorly maintained condition, it is recommended that all exposed exterior common brick be repointed; with some areas of the face brick not requiring repointing. FME's permit drawings indicate areas of varying extents of repointing as needed.

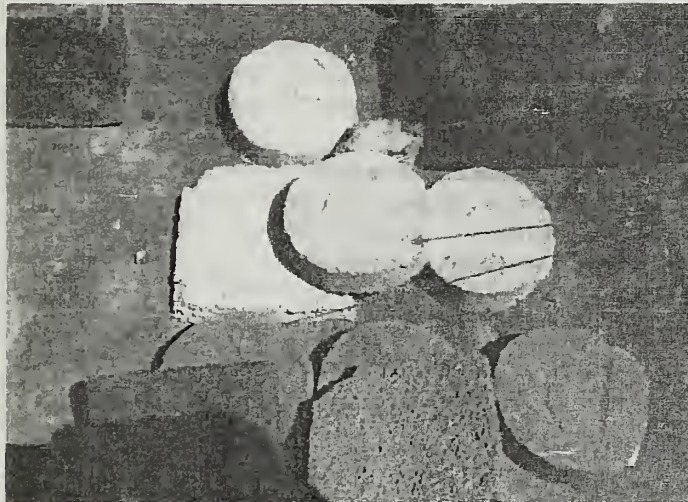
Mortar Products

Per correspondence with ARG, the initial recommendation for mortar at the existing common brick was for a softer, lime rich mortar of 9:2:1. Samples of this mix proved to be incredibly soft as were additional samples of a 7:2:1 mix. At an on-site meeting with FME, ARG and the restoration mason, all agreed that given the relative hardness of the existing common brick and the hardness of mortar samples taken by the mason, a more conventional 6:1:1 mortar is suitable and would provide for greater longevity of the mortar. ARG's recommendation for a 6:1:1 red tinted mortar for uses with the existing iron spot, face brick at Battery Street remain unchanged.

The final intended mortar mix is finalized as follows:

- A. For the red, common brick,
The mix should be: 6:1:1
6 parts sand, clean washed and free of organic material and salts
1 parts lime
1 part white portland cement
Pigmented as needed to match existing mortar.
- B. For the face brick on Battery,
The mix should be: 6:1:1
6 parts sand clean washed and free of organic material and salts
1 parts lime
1 part portland cement
Pigmented red to match existing mortar.

Photo: Mortar Color Samples



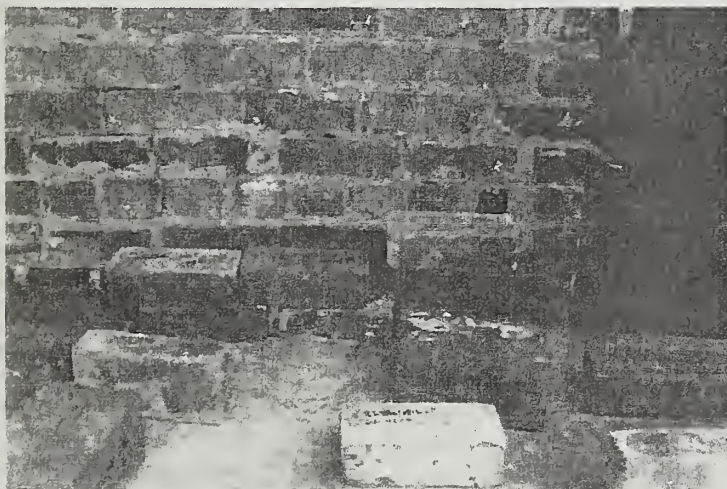
Sample of existing mortar

Selected samples

Replacement Brick

Where brick has been damaged or where non-matching replacement brick was previously used, some common brick will require replacement in conjunction with the repointing. FME and ARG have reviewed samples of various brick submitted by the restoration mason and have selected a mix of three lines of brick from a local manufacture, McNear, that in combination present a close match to the existing common brick. We are requesting that replacement brick be supplied in a custom size matching the existing approximate 2 3/16" height and that the mortar wash be reduced on the Green Hill brick.

Photo: Selected Replacement Brick: McNear Green Hill Santa Fe, and Salt House

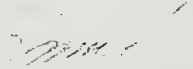


Non-matching previously
replaced brick & mortar.

The Battery Street face brick requires far less brick replacement. This allows for replacement brick to be sourced from on site, chiefly from the single wythe infill at the building separation adjacent to 701 Battery. This brick will be removed for safety and improved seismic performance of both buildings. Additional small areas of repair will use mortar color matched to the existing iron spot brick.

Lastly, the brick restoration scope has been included in the UMB retrofit permit drawings. This application has been signed off by DBI and is pending approval by the Planning Department. Once this permit is approved, brick restoration will be the first piece of work to get underway. Having the brick in restored condition is the first critical step prior to the remaining UMB work. We will continue to seek ARG's input and assist FME in monitoring the work as it progresses.

Regards,



Greg A. Sheppard, Project Architect

CC: Tim Frye, San Francisco Planning Department
Gardner Combs, Northwest Realty Advisors
Tuija Catalano, Ruben & Junius LLP
Project File

10 0706 ARG restoration conform.doc

ARCHITECTURAL RESOURCES GROUP, INC.
Architects, Planners & Conservators

MEMORANDUM

To: Greg Sheppard
Fec Munson Ebert
500 Montgomery Street
San Francisco, CA 94111

Pier 9, The Embarcadero

San Francisco
California

94111

415.421.1680

fax 415.421.0127

www.argsf.com

Project: 717 Battery Street – Media Blasting
Project No.: #P09083

Date: July 23, 2009
Phone: 415.434.0320

Via: Email greg.sheppard@fmc-arch.com

Dear Greg:

During our meeting, we reviewed the interior conditions of 717 Battery. The interior wall surfaces on each floor, including the basement, are brick. Most of the walls have been sandblasted as part of a previous upgrade. Likewise, wood columns and beams have also been sandblasted. Walls that are not exposed brick are painted.

My understanding is that the owner's preference is to completely expose both brick and wood on each floor by removing existing coatings. The most economical method for removal of paint would obviously be with media blasting. You also communicated to me the desire to execute further work in conformance with generally accepted standards for the rehabilitation of historic properties.

As you know, sand blasting of brick is not a preferred treatment as it removes the fired surface from the brickwork and changes the appearance. However, given that most interior surfaces are already sandblasted, I believe a reasonable case can be made to carry this treatment throughout the project if the following approach is acceptable to the owner.

The interior surfaces would be treated with a blasting media that removes the paint, but does minimal damage to the brick and wood. For the exterior brickwork, chemical stripping would be used. The chemical stripping is preferred because it will not damage the fired clay surface. This is also advantageous from a waterproofing perspective as sandblasted brick readily absorb water and are far less durable than blasted brick. Further, the original appearance of the building exterior would be maintained.

Given that this project will receive scrutiny from preservation groups in San Francisco, I suggest that a brief survey be conducted that identifies which interior surfaces have been sandblasted and which have not. The results of the survey should be recorded on drawings. This will aid in making the case that sandblasting is a reasonable alternative. Should you desire, we can provide this work.

Provided below is an outline of media blasting techniques that we suggest should be tested. We have also provided information for paint strippers to be tested on the exterior of the building.

Interior Surfaces

1. Abrasive Cleaning Systems

Several abrasive systems, both wet and dry, have been used in removing paint from brickwork. With any abrasive system, it is important to avoid harsh, aggressive abrasive medium that can damage historic fabric.

For the interior walls at 717 Battery, a dry cleaning method is recommended for easy containment within an enclosed space. Materials that are environmentally friendly and reduce clean up should also be considered. Dry systems to be tested include Sponge Jet and Gommage systems in addition to corn cob and walnut shells.

a. Sponge Jet

Sponge jet systems use water-based urethane foam either with or without impregnated grit as an additional abrasive. A preferred media is a white sponge with spherical precipitate of calcium carbonate. The sponge component is softer than other abrasive mediums under similar delivery pressure, therefore reduces impact on the more delicate surface of historic brick and wood. Sponge jet does not require the use of water or water rinsing, nor does it generate hazardous waste and hence has very low environmental impact. The sponge medium is biodegradable and can be recycled several times on the job site, thereby also reducing waste and overall cost. ARG has used the sponge jet system on other projects. The local vendor for Sponge-Jet is West Coast Coatings in Washington. John and Lynette Berry can be contacted at (360) 736-1933.

b. Gommage System

The Gommage System is a similar dry abrasive system using microabrasives that has been used extensively in Europe. The system consists of a gentle process of cleaning masonry through dispersion of very fine powders under low pressure compressed air. The combination of pressure and the low mass particles create a rubbing action that slowly diminishes contaminants. No chemicals, water, or detergent are used. We believe Giampolini Courtney or Rainbow Waterproofing has this equipment.

c. Microabrasive Systems

Sodium bicarbonate is a fairly soft microabrasive often used for delicate surfaces. Walnut shell has been widely used in the conservation of historic structures. Aluminum oxide is another frequently used microabrasive available in different particle sizes. Corn cob is also an alternative to the above mentioned blasting media that should be considered for testing. These abrasive mediums have small particle size and have been used frequently for removing paint from a variety of surface substrates including masonry.

ceramic and metals. Other blasting media available today include crushed glass, glass beads, plastic, pumice, silicon carbide, steel grit and steel shot. These materials are not recommended, only listed for your information. Kleen Blast of Hayward, CA carries a variety of blasting media for use in abrasive cleaning. We have used Kleen Blast to test paint removal on other ARG projects.

I. Exterior Surfaces

1. Chemical Removal Systems

Chemical removal systems included products developed for professional use for removal of paint from architectural surfaces, including proprietary products formulated for use on historic surfaces. Selection of product(s) should be based on their known efficacy, degree of environmental impact, ease of use, availability and cost.

a. Safety Peel 3 (Prosoco, Inc.)

Envior Klean Safety Peel 3 is a single application, solvent-based chemical stripper in the form of a paste that is spread or sprayed over the painted surface to be stripped. The surface is then covered with sheets of *OverCoat* until the paint has dissolved and adhered to the paper for removal. Treated surfaces should be lightly misted with water and does not require use of a neutralizer. Safety Peel 3 is formulated without methylene chloride or methanol. The product simplifies containment and disposal.

b. Peel Away 1 (Dumond Chemicals, Inc.)

Peel Away 1 is a single application, chemical stripper in the form of a white paste that is spread or sprayed over the painted surface to be stripped. The surface is then covered with a fibrous laminated *Peel Away Paper* to control evaporation and left until the paint has dissolved and adhered to the paper for removal. The system requires stripped surfaces to be washed with clean water and neutralized with *Peel Away Neutralizer*. Peel Away 1 is formulated without methylene chloride and is zero VOC. The product is recommended for use on historic materials and projects involving lead-based paint since it controls dust levels. The product simplifies containment and disposal.

c. Smart Strip (Dumond Chemicals, Inc.)

Smart Strip by Peel Away is a pH neutral, water-based, biodegradable chemical stripper used to remove paint from a variety of surfaces including wood and brick. The product comes in the form of a paste, contains no methylene chloride or V.O.C. and can be brushed, rolled or sprayed and does not require the use of *Peel Away Paper*. Lifted paint is removed with a scraper or power washer. Treated surfaces are rinsed with water or denatured alcohol to remove any remaining residue.

d. Multi-Strip (Back to Nature, distributed by Kelly Moore Paints)

Multi-Strip is a commercial, biodegradable paint remover that contains no methylene chloride, in the form of a gel. The product is easily brushed or sprayed over the painted surface to be stripped and rinsed with water. Multi-Strip will not damage wood, cause discoloration, raise grain or affect any substrate it is applied to

ARCHITECTURAL RESOURCES GROUP
Architects, Planners & Conservators, Inc

MEMORANDUM

Page 4

e. Piranha 4 (Fiberlock Technologies)

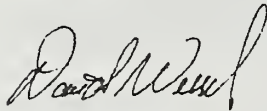
Piranha 4 is a solvent-based, chemical stripper that contains no methylene chloride that is formulated to remove multiple layers of lead-based paint. The blue gel formulation can be brushed, rolled or sprayed and does not require neutralization. The product is ideally suited for removing paint from historic components since it does not discolor or raise wood grain.

f. Heavy Duty Paint Stripper (Prosoco, Inc.)

Sure Klean Heavy Duty Paint Stripper is a solvent-based, chemical stripper containing no methylene chloride or other chlorinated solvents used to dissolve heavy accumulations of paint. The product comes in the form a gel and can be applied by brush or sprayed to surfaces for paint removal. Once paint has dissolved, the stripper is removed with water using pressure-rinsing equipment. Surfaces that have been treated must be neutralized by applying a solution of *Sure Klean Limestone & Masonry Afterwash* to prevent a white haze residue from forming.

Please give me a call if you have any questions.

Sincerely,



David Wessel
Principal

By David Wessel
E-mail: david@argsf.com
CC file



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Case No.: 2006.1078E
Project Title: 3340 San Bruno Avenue
Zoning: RM-1 District Name (Residential, Mixed, Low density) Use District
40-X Height and Bulk District
Block/Lot: Block 6172/Lot 037
Lot Size: 5,862 square feet
Project Sponsor: Zenaida Lobo, Project Contact and Property Owner
(415) 699-6837
Staff Contact: Debra Dwyer - (415) 575-9031
Debra.Dwyer@sfgov.org

PROJECT DESCRIPTION:

The project site is located on the west side of San Bruno Avenue between Ordway Street and Harkness Street in the Visitation Valley neighborhood of San Francisco. The existing building on the project site, which was constructed in approximately 1914, is a one-and-one-half-story over basement residential building with five residential units and a housekeeping unit. According to the San Francisco Office of the

Continued on the next page.

EXEMPT STATUS:

Categorical Exemption, Class 1 [State CEQA Guidelines Section 15301(e)(2)]

GOVERNMENT
DOCUMENTS DEPT

REMARKS:

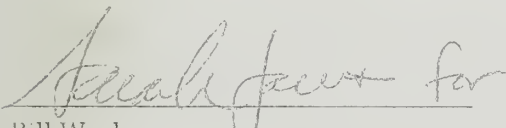
See next page.

AUG 10 2010

DETERMINATION:

SAN FRANCISCO
PUBLIC LIBRARY

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


Bill Wycko
Environmental Review Officer


Date

cc: Zenaida Lobo, Project contact
Southeast Team, Neighborhood Planning Division
Tim Frye, Preservation Planner
Supervisor Sophie Maxwell, District 10

Virna Byrd, M.D.F.
Distribution List
Historic Preservation Distribution List

PROJECT DESCRIPTION (continued):

Assessor-Recorder records, the existing structure is approximately 3,411-square-feet in size. The architect's calculations indicate it is 3906-square-foot building. For the purposes of this document, the official Assessor-Recorder information will be used. The proposed project would involve the removal of exterior storage and non-historic porches on both the first and second floors. In addition, the proposed project would involve a new horizontal addition along the north elevation. The same number of dwelling units would be retained. The square footage of Units 2, 4 and 5 would be expanded. The resulting building would be approximately 4278-square-feet in size for an increase of 867 square feet. The San Bruno Avenue façade would not be altered except for in-kind repair of deteriorated materials such as the front exterior concrete stairs, as necessary; the replacement of an existing door with a window; and painting.

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the existing building is an historical resource as defined by CEQA. In a memorandum dated January 7, 2010, the Planning Department determined that the building is an historical resource for the purpose of CEQA.¹ The 3,411-square-foot, one-and-one-half-story-over-basement residential building on the project site has an estimated construction date of 1914. The subject property was identified on the City's 1976 Architectural Survey. While it currently has no historical ratings, it appears to be eligible for listing on the California Register of Historic Places based on events and architecture for the following reasons.

Historic Sanborn maps indicate that the subject property originally was constructed as a single-family dwelling on a large corner lot bounded by San Bruno Avenue, Ward Street and Girard Avenue. At the time of construction the subject property was the first building constructed on the block as well as one of the largest single-family dwellings in the immediate area. The original owner of the subject property from its time of construction until his death was Mr. N. T. Giacomini. While the information supplied for the evaluation does not indicate that Mr. Giacomini was a person of importance that would identify the subject property as eligible for the California Register, the owner's last name and the early construction date that this property represents an example of the early settlement in the area by immigrants. Therefore, under the California Register criteria of significance with respect to events, this building is representative of the early European immigrant settlement in the Visitacion Valley neighborhood.²

The one-and-a half-story, residential structure has a low-slung hipped roof clad in shiplap wood siding. The historic main entrance is through an arched recessed entry that is situated between two large projecting bays supported by decorative brackets. This configuration at the entrance gives the main stair the illusion that one enters through a second-story loggia.³ The subject property is unique in its architectural expression as it displays elements of the Bungalow, Arts and Crafts, First Bay Tradition, and

¹ *Historic Resource Evaluation Response Memorandum for 3340 San Bruno Avenue* from Tim Frye, Preservation Planner, to Debra Dwyer, Major Environmental Analysis. January 7, 2010. A copy of this memorandum is attached.

² *Ibid.*

³ A loggia is an arcaded or colonnaded porch or gallery attached to a larger structure.

other vernacular styles. The majority of development in the surrounding area results from the post-war boom in San Francisco and is occupied by structures built between the 1940s and 1960s. Given the rarity of large single-family homes from this era in this area as well as the unique architectural style, the subject building appears to be eligible for the California Register under Architecture Criterion C.⁴

The subject building has been subdivided into apartments. Other changes include a 1 ½-story side addition, a one-story rear addition, the addition of two roof dormers and a stair. However, even with these changes the overall roofline and building form has been maintained. The building retains a high level of integrity in terms of design, materials and workmanship including the decorative bays, arched entry, decorative brackets, siding carved entry doors and transom, door hardware and windows.⁵

In summary, although the building lacks integrity with respect to setting and feeling, it retains architectural integrity with respect to location, association, design, workmanship, and materials, as well as with respect to events. Therefore, the building has been determined to be an historical resource pursuant to CEQA.⁶

The project, as proposed, appears to comply with the Secretary of the Interior's *Standards and Guidelines for the Treatment of Historic Properties* (*Secretary's Standards*). The character-defining features of the property include all exterior elevations, including roofline, visible from the public right-of-way. Exterior decorative millwork, windows, doors and historic hardware for the property also define its character. The proposed project plans demonstrate that the structure would continue to function as a multi-family residential building. The main entrance would operate as a private entrance to one of the units. The proposed project would remove a previously constructed non-historic side addition (north side) and construct a new 1 ½ story-addition on the north elevation of the building. The addition would not extend above the eave of the historic roofline and would be set back from the front of the building (east side) at a minimum of 13' 9". The rear wall of the addition would line up with the rear wall of the existing building. The proposed addition would be clad in smooth finish fiber cement seven-inch lap siding and has a saw-toothed footprint along the north elevation.

The current roof dormer located along the west slope of the roof (rear), which is incompatible would be reconstructed. The ridgeline would be lowered to tie into the existing historic ridge line. In addition, several non-historic doors and windows would be filled in or modified. All new windows would be wood double hung windows that match the existing historic windows on the building.⁷

As stated above, the addition would be sufficiently setback from the front building wall and would be subordinate in nature allowing the historic resource to convey its original form, massing and roofline. The character-defining features would be preserved without creating a false sense of history. For these reasons, the proposed project was determined to be consistent with the *Secretary's Standards* and would not cause a significant adverse impact to the historic resource.⁸

⁴ Frye, 2010. op cit.

⁵ Ibid.

⁶ Ibid.

⁷ Ibid.

⁸ Ibid.

The subject building is not located within a designated historic district. The buildings on the east and west sides of the subject block of San Bruno Avenue consist of a mix of architectural styles and uses. The project vicinity does not display a high level of visual continuity. Therefore, it does not appear that the proposed project would have a significant adverse impact on any eligible off-site historic resources. The proposed project was determined to be consistent with the *Secretary's Standards*, and would, therefore, not cause a significant adverse impact to off-site historic resources for the reasons given above.⁹ Thus, the proposed project would not have a significant adverse impact on any historic resources as defined by CEQA.

The project site is within an RM-1 use district which would permit one dwelling unit for each 800 square feet of lot area. The lot size of approximately 5,862 square feet would permit up to seven dwelling units. The proposed project would retain the existing five units onsite and would comply with the *Planning Code*.

CEQA State Guidelines Section 15301(e), or Class 1, provides an exemption from environmental review for additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. In urban areas, additions of up to 10,000 square feet are exempt provided that the project is located in an area where all public services and facilities are available and the area is not environmentally sensitive. The proposed project would add approximately 867 square feet to the existing structure, which is less than one-half of the existing floor area. The project site is in a developed area where all public services and facilities are available. The project site does not provide habitat for any sensitive species. Therefore, the proposed project is exempt under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The building at 3340 San Bruno Avenue is an historic resource pursuant to CEQA. However, as described above, the proposed project has been determined not to have a significant adverse impact on either on-site or off-site historical resources. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects.

For the above reasons, the proposed project is appropriately exempt from environmental review under the above-cited classification.

⁹ Ibid.

SAN FRANCISCO PLANNING DEPARTMENT



Historic Resource Evaluation Response

1650 Mission St
Suite 400
San Francisco,
CA 94103-2479

MEA Planner: Debra Dwyer
Project Address: 3340 San Bruno Avenue
Block/Lot: 6172/037
Case No.: 2006.1078E
Date of Review: January 7, 2010
Planning Dept. Reviewer: Tim Frye
(415) 575-6822 | tim.frye@sfgov.org

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT ☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

Alterations to the existing structure include the demolition of interior partitions and a non historic addition for the construction of a new horizontal addition along the north elevation. The subject building currently has five residential units and one illegal unit. The proposal includes subdivision of the building into five individual units and the removal of the illegal unit.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject building is categorized as a Category "B" building (requires further information and consultation) for the purposes of CEQA because the building is over 45 years of age and was previously identified in the 1976 Architectural Survey.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject property is located along San Bruno Avenue, a heavily traveled artery. The surrounding neighborhood consists primarily of small-scale residential structures constructed between the 1940s and 1960s.

1. California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. (This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)

Event; or ☒ Yes ☐ No ☐ Unable to determine
Persons; or ☐ Yes ☐ No ☐ Unable to determine
Architecture; or ☒ Yes ☐ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context.

If Yes; Period of significance: ca. 1914

Notes:

Event: Sanborn Maps from the time of construction show that the subject property originally was constructed as a single-family dwelling on a large corner lot bounded by San Bruno Avenue, Ward, and Girard Streets. At the time of construction, the subject property was the first building constructed on the block as well as one of the largest single-family dwelling in the immediate area. The area consisted mostly of small commercial establishments, modest single-family dwellings, and flats.

Visitation Valley has had a long history of being home to a large proportion of immigrants. Among the earliest landowners in the Valley were western European immigrants. The original owner of the subject property from its time of construction until his death was Mr. N. T. Giacomini. The supplied information does not prove that Mr. Giacomini was a person of importance that would identify the subject property as eligible for the California Register under the "Persons" criterion. However, the owner's last name and the early construction date of the dwelling lend itself to the conclusion that the subject property represents an example of the early settlement of the area by immigrants after the land was subdivided and sold off as part of the Reis-Paul Tract in 1905. The land was attractive for farmers, industries, and recent immigrants who desired affordable land within close proximity to Downtown San Francisco via the extension of streetcar lines and paved roads. Staff has determined that the subject property is eligible for the California Register under the Events Criterion A for events, in that it represents one of the early European immigrant settlements within Visitation Valley.

Architecture: The property originally occupied a large corner parcel on a steeping sloping lot that has since been subdivided into three separate lots. The subject building is a 1 ½-story structure with a low-slung hipped roof clad in wood shiplap siding. The historic main entrance is through an arched recessed entry that is situated between two large projecting bays supported by decorative brackets that overall reads more like a second-story loggia. The subject building is a unique architectural expression as it displays a composite of stylistic elements found in the Bungalow, Arts & Crafts, and First Bay Tradition styles. The majority of the surrounding area is occupied by structures built between the 1940s and the 1960s, a result from the post war building boom in San Francisco. Given the rarity of large single-family homes from this era within this geographic area and its unique architectural style, staff has determined that the subject property is eligible for the California Register for Criterion C for architecture.

-
2. Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks
Design:	☒ Retains	☐ Lacks
Workmanship:	☒ Retains	☐ Lacks

Setting:	☐ Retains	☒ Lacks
Feeling:	☐ Retains	☒ Lacks
Materials:	☒ Retains	☐ Lacks

Notes: The subject building now contains approximately six units, including an illegal unit in the attic that has been condemned by the Department of Building Inspection. Other changes include a 1 1/2-story side addition, a one-story rear addition, two roof dormers and a stair. Despite these changes, the overall roofline and building form have been maintained and the subject building exhibits a high level of integrity in terms of design, materials, and workmanship including, the decorative bays, arched entry, decorative brackets, siding, carved entry doors and transom, door hardware, and windows. The building's integrity of setting and feeling has been compromised due to the subdivision of the lot and the construction of adjacent multi-unit residential buildings on the historic property as well as the development of surrounding neighborhood from the 1940s-1960s. The subject building still retains its integrity of association to the early western European history of Visitacion Valley because it retains the physical features associated with its historic design, a rare example of early 20th-century residential architecture within the immediate area.

3. Determination Whether the property is an "historical resource" for purposes of CEQA

- ☐ No Resource Present (Go to 6. below) ☒ Historical Resource Present (Continue to 4.)
-

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

- ☒ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (Continue to 5 if the project is an alteration.)
- ☐ The project is a significant impact as proposed. (Continue to 5 if the project is an alteration.)
-

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively.

The character-defining features of the property include all exterior elevations, including rooflines, visible from the public rights of way.

The overall massing, proportions, fenestration, and the roofline of the subject property are its most prominent features. Character-defining features also include all exterior decorative millwork, windows, doors, and historic hardware. The project, as proposed, is consistent with the Secretary of the Interior's Standards for Rehabilitation — in particular Standards 2, 6 and 9. Of note, Standard 9 states,

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The plans dated 10/30/09 propose that the structure will continue to function as a multi-family residential building and the main entrance will operate as a private entrance to a unit. The project will remove a previously constructed non-historic side (north) addition and construct a new 1 ½ -story addition on the north elevation of the building. The addition will not extend above the eave of the historic roofline and will be set back from the front (east) of the building a minimum of 13'-9". The rear wall of the addition will line up with the rear wall of the existing building. The proposed addition has a saw-toothed footprint along the north elevation and will be clad in smooth finish fiber cement 7" lap siding.

An incompatible roof dormer located on the west (rear) slope of the roof will be reconstructed and the ridgeline lowered to tie into the exiting historic ridgeline. Several non-historic doors and windows will be filled or modified as part of the proposal. All new windows will be wood double-hung windows that match the existing historic windows on the building.

In sum, the Department believes that the proposed project is in conformance with the Secretary of the Interior's Standards and will not have an adverse impact upon the resource; the addition is subordinate in nature and allows the historic resource to convey its original form, massing, and roofline; all character-defining features will be preserved; and the proposed alterations will be compatible without creating a false sense of history.

-
5. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: The immediate context is mixed and does not display a high level of visual continuity. It does not appear that the proposal will have a significant adverse impact on any eligible off-site historic resources.

PRESERVATION COORDINATOR REVIEW

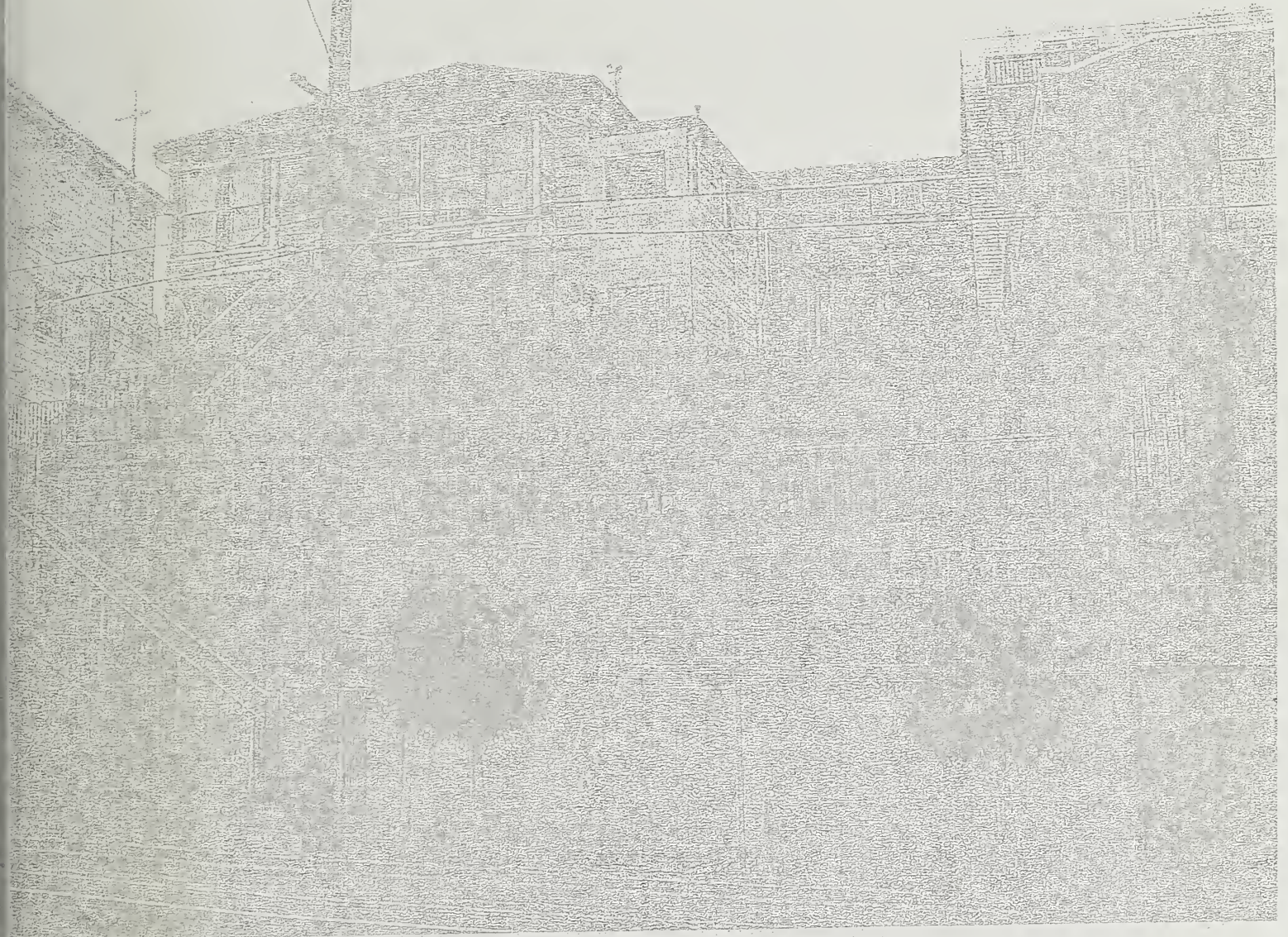
Signature: Tina Tam
Tina Tam, Preservation Coordinator

Date: 1-8-2010

cc: Linda Avery, Recording Secretary, Historic Preservation Commission
Vimaliza Byrd / Historic Resource Impact Review File

TF: G:\PROJECTS\HRER2009\San Bruno_3340_2006.1078E_Revised.doc

Project site



3340 San Bruno Avenue



**SAN FRANCISCO
PLANNING DEPARTMENT**

Date received: **GOVERNMENT
DOCUMENTS DEPT**

AUG 10 2010

Environmental Evaluation Application

**SAN FRANCISCO
PUBLIC LIBRARY**

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in *italics* are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham, or Monica Pereira
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9107, monica.pereira@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or <i>Historic Resource Evaluation Report</i> , as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☐	☒
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

Signed (owner or agent):

(For Staff Use Only) Case No. 2010.0599E

Date: _____

Address: 863 De Haro St.

Block/Lot: 4096/102

Owner/Agent Information

Telephone

Fax. No. 650.745.9530

Email mhaak@takedasf.com

Telephone

No. 510.808.4142

Fax No. 510.868.1012

Email conrad@dejesusarchitects.com

Site Information

Site Address(es): 863 De Haro Street, San Francisco, CA 94107

Nearest Cross Street(s) 20th

Block(s)/Lot(s) 4096 / ~~58~~ 102

Zoning District(s) R3

Site Square Footage 2,800 sq. ft.

Height/Bulk District 34'-9"

Present or previous site use	Residential
------------------------------	-------------

Community Plan Area (if any)

Project Description - please check all that apply

☒ Addition ☐ Change of use ☐ Zoning change ☐ New construction

☒ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment

☐ Other (describe) _____

Estimated Cost	\$380,000.00
----------------	--------------

Describe proposed use

Residential remodel with minimal addition.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING

CATEGORY: _____ REVIEW

CLASS 1(e)(1)

CLASS 1(e)(i)
For an addition to an existing structure that will not result in an increase of more than 50% of the floor area before construction or 2,500 SF

Approved Planning Dept. M. Pilar LaValley

SAN FRANCISCO
PLANNING DEPARTMENT



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 863 De Haro Street
Block/Lot: 4096/102
Case No.: 2010.0599E
Date of Review: July 30, 2010
Planning Dept. Reviewer: Pilar LaValley
(415) 575-9084 | pilar.lavalley@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT

☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposed project includes a vertical addition, horizontal rear addition, façade alterations, and interior remodeling of an existing one-story-over-basement, single-family home. The existing two car garage will also be modified to accommodate three parking spaces. Historic Preservation Consultants Tim Kelley Consulting prepared a Supplemental Information Form for Historical Resources (May 15, 2010) for the project.

PRE-EXISTING HISTORIC RATING / SURVEY

Building Permit records indicate that the subject property was constructed in 1907. Although the subject building is not addressed in any previous historic surveys and is not included on the National or the California Registers, its recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on the western side of the Potrero Hill neighborhood, an area of San Francisco roughly bounded by 16th Street to north, U.S. 101 to west, Cesar Chavez Boulevard to south, and the industrial Central Waterfront to the east. A Sanborn map of the area surrounding the subject property from 1900 indicates that much of the block was undivided and undeveloped, which is consistent with the name "Potrero Nuevo," or "new pasture" and predominate use for grazing of that period. Industrial development of the waterfront at Potrero Point in the late-1800s and early-1900s triggered residential development of these former pastures as demonstrated in a 1914 Sanborn map that shows many of the surrounding parcels developed with small residences. Due to its geology and distance from the more developed portions of the City, the Potrero Hill area suffered minimal damage in the 1906 earthquake and subsequent firestorm.

The immediate context of the subject property is a mixture of one- to three-story, single-family homes, representing nearly every period of construction since the early 1900s. Adjacent to the subject property, the building to the south was constructed in 1905 and the building to the north was constructed in 2003. Visual continuity is mixed and there is not a strong pattern of architectural style, massing, or materials along this block.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. (*This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.*)

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context
If Yes; Period of significance:

Based on the criteria, staff finds that the subject building is not eligible for inclusion on the California Register individually or as a contributor to a potential historic district.

Criterion 1: *It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

Building Permit records indicate that the subject property was initially constructed as a temporary dwelling in January 1907, by owner James H. Patterson, likely in effort to provide housing in the wake of the devastation from the 1906 earthquake and fire. A subsequent permit was issued in May 1907 to make the building more permanent by raising it, and adding a foundation, more rooms, and bay windows.

According to Sanborn Fire Insurance maps submitted with the Supplemental Information Form, this block of De Haro Street was not subdivided or developed in 1900. A subsequent map indicates that the blocks had been subdivided and was partially developed by 1914. Although constructed within the reconstruction period following the 1906 earthquake, the subject building does not appear to individually embody the distinctive characteristics an "earthquake shack" or of buildings located in what may be considered "Reconstruction Historic Districts," nor is the subject building located in a potential historic district based on post-quake development due to the number of incompatible alterations on surrounding properties and the recent construction dates. Therefore, the subject property does not appear to be eligible for the California Register under criterion 1.

Criterion 2: *It is associated with the lives of persons important in our local, regional or national past;*

Based on information provided in the Supplemental Information Form, the subject property was largely owner-occupied from 1907 to the mid-1980s. Owners included James H. Patterson (circa 1907-1923), Guiseppe and Lucia Urso (1923), Peter and Katherina Lovrin (1923-1949), Antone, Peter, and Agnes Lovrin (1949-1984), Roger Franklin and Helena M. Greenwood (1984-1986), and Roger Franklin (1986-2009). City directories indicate that James Patterson worked as a shipwright and that Peter Lovrin was employed as a laborer.

It does not appear that the subject property is associated with the lives of important persons in our past such that it would be eligible for the California Register under criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject building is a one-story-over-basement, wood-frame, single-family dwelling clad in stucco. The building has a front-facing gable roof with raked cornice. The raised center entrance is recessed and flanked by chamfered bay windows. An overhang with red clay tiles caps the bay windows. There is a downward sloping driveway leads to a partially below-grade garage. The building is fenestrated with one-over-one, double-hung, wood sash.

Building Permit records indicate that the subject property was initially constructed as a temporary dwelling in January 1907, by owner James H. Patterson. In May 1907, Patterson obtained a Building Permit to "raise the building, add a basement, and add a concrete foundation, additional room, pantry, porch, and bay windows to the existing building." Patterson is listed as the architect/builder on both permits. A permit to stucco the front façade was issued in 1932.

The subject property is not architecturally significant nor does it possess high artistic value or embody distinctive characteristics of a type, period, region, or method of construction. No known architect or builder has been identified for the building. The subject property does not appear to be eligible for the California Register under criterion 3 either individually or as a contributor to a district.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

Evaluation of integrity is not applicable as the subject building has not been shown to be significant under California Register criteria.

-
3. **Determination of whether the property is an "historical resource" for purposes of CEQA.**

☒ No Resource Present (*Go to 6 below.*)

☐ Historical Resource Present (*Continue to 4.*)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (Continue to 5 if the project is an alteration.)

☐ The project is a significant impact as proposed. (Continue to 5 if the project is an alteration.)

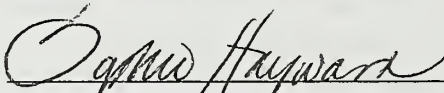
5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

There do not appear to be any off-site historical resources in the immediate vicinity that could be affected by the proposed project.

PRESERVATION COORDINATOR REVIEW

Signature: 
Sophie Hayward, Acting Preservation Coordinator

Date: 08.04.2010

cc: Linda Avery, Recording Secretary, Historic Preservation Commission
Viraliza Byrd / Historic Resource Impact Review File

PL: G:\DOCUMENTS\863 De Haro\Historic Resource Evaluation Report.doc

and vicinity.



863 De Haro Street





SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2010.0137E
Project Title: 2454A and 2456A Bush Street
Zoning: RH-3 (Residential, House, Three-Family)
40-X Height and Bulk District
Block/Lot: 0657/011 and 011D
Lot Size: 1,594 square feet and 1,080 square feet
Project Sponsor: Kelton Finney, P.E., Santos & Urrutia Structural Engineers Inc.
(415) 642-7722
Staff Contact: Shelley Caltagirone – (415) 558-6625
shelley.caltagirone@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The proposal involves merging two adjacent lots (Assessor's Block 0657, Lots 011 and 011D) and connecting two cottages located at 2454A and 2456A Bush Street to create a single-unit dwelling. The work would include construction of a glass addition in the 3-foot-wide space between the existing cottages. The addition would be elevated off the ground by approximately 30 inches and set back from the front façade by approximately 12 inches (see plans for details). The work would also include altering the rear facades and interior spaces. The project will add approximately 100 square feet to the existing

EXEMPT STATUS:

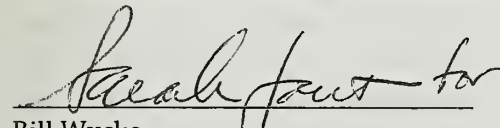
Categorical Exemption, Class 1 (State CEQA Guidelines Section 15301(e)(1))

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


Bill Wycko
Environmental Review Officer

August 6, 2010
Date

GOVERNMENT
DOCUMENTS DEPT

AUG 10 2010

SAN FRANCISCO
PUBLIC LIBRARY

cc: Kelton Finney, P.E., Project Sponsor
Michael Ingram Jones, Property Owner
Brett Bollinger, MEA Division
Shelley Caltagirone, Preservation Planner

Supervisor Mirkarimi, District 5
Virna Byrd, M.D.F.
Distribution List
Historic Preservation Distribution List

PROJECT DESCRIPTION (continued):

combined 1,146-square-feet of building area for a total new area of 1,246 square feet. The project site is located on a block bounded by Bush Street, Scott Street, Pine Street, and Pierce Street.

REMARKS (continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the buildings located on the project site are historical resources. The properties are not listed on the any historic resource surveys or listed on any local, state or national registries. Under the Planning Department's CEQA Review Procedures for Historic Resources, the properties are classified as Category B properties requiring further consultation and review due to their age (over 50 years old). As described in the Historic Resource Evaluation (HRE) Memorandum¹ (attached), the 2454 and 2456 Bush Street properties appear to be eligible for listing on the California Register (Register) under Criteria 1 (Event) and 3 (Architecture). The buildings both embody the distinctive characteristics of the early-Victorian-era, flat-front-Italianate style and represent the earliest phase of development in the Western Addition neighborhood. Furthermore, the properties retain sufficient historic integrity to convey their historic significance. As such, the properties are considered historic resources for the purposes of CEQA.

Since the buildings were determined to be historic resources, the Planning Department assessed whether the proposed project would materially impair the resources. The Department concurs with the Historic Resource Evaluation report prepared by Kelley & VerPlanck (attached) that the project will not cause a substantial adverse change in the resources such that the significance of the buildings would be materially impaired as it complies with the *Secretary of the Interior Standards for Rehabilitation*. The project would retain all character-defining features of the cottages and the proposed addition would be differentiated from and compatible with the historic materials and features of the historic resources.

The proposed project would involve the addition of approximately 100 square feet to the existing combined 1,146-square-feet of building area for a total new area of 1,246 square feet. CEQA State Guidelines Section 15301(e)(1), or Class 1, provides for additions to existing structures provided that the addition would not result more than 50 percent of the floor area of the structure before the addition, or 2,500 square feet, whichever is less. The proposed project would make alterations to an existing structure and add approximately 100 square feet to the combined existing 1,146-square-feet of building area. The proposed project therefore meets the criteria of Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. Section 15300.2(f) specifically states that a categorical exemption shall not be used for a project that may cause a substantial adverse change in the significance of an historical resource. As described above, the proposed project would not cause a substantial adverse change in the significance of the historical resource under Section 15300.2(f). Given this fact and the nature of the proposed project, the exemption provided for in CEQA State Guidelines Section 15301(e), or

¹ Memorandum from Shelley Caltagirone, Preservation Technical Specialist, to Brett Bollinger, Planner, Major Environmental Analysis, August 3, 2010.

Class 1, may be used. There are no other unusual circumstances surrounding the proposed project that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

MEA Planner: Brett Bollinger
Project Address: 2454A and 2456A Bush Street
Block/Lot: 0657/011 and 011D
Case No.: 2010.0137E
Date of Review: August 3, 2010
Planning Dept. Reviewer: Shelley Caltagirone
(415) 558-6625 | shelly.caltagirone@sfgov.org

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT

☐ Demolition☒ Alteration☐ New Construction

PROJECT DESCRIPTION

The proposal involves merging two adjacent lots (Assessor's Block 0657, Lots 011 and 011D) and connecting two cottages located at 2454A and 2456A Bush Street to create a single-unit dwelling. The work would include construction of a glass addition in the 3-foot-wide space between the existing cottages. The addition would be elevated off the ground by approximately 30 inches and set back from the front façade by approximately 12 inches (see plans for details). The work would also include altering the rear facades and interior spaces. The project will add approximately 100 square feet to the existing combined 1,146-square-feet of building area for a total new area of 1,246 square feet.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject properties are not included on any historic resource surveys or listed on any local, state or national registries. They are considered "Category B" (Properties Requiring Further Consultation and Review) properties for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to the age of the buildings (circa 1870s).

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcels are located in the mid-block space bounded by Bush, Scott, Pine, and Pierce Streets. The property is located within a RH-3 (Residential, House, Three-Family) Zoning District and a 40 -X Height and Bulk District. The immediate blocks contain primarily low-density residential buildings. The subject building is located in an area composed primarily of two-story and three-story structures constructed in the late 19th-century. Building styles and ornamentation are predominately Stick Victorian, Italianate, and Queen Anne. The neighborhood contains many buildings that are listed in Here Today and in the 1976 Citywide Architectural Survey, indicating the presence of a potential historic district.

The Western Addition neighborhood commonly refers to the area of the City roughly bound by California Street to the north, Duboce Avenue to the south, Van Ness Avenue to the east, and Masonic Avenue to the west. Historically, the name referred to the additional platting of the City west of Van Ness Avenue completed in 1856 - hence, "Western Addition" - and incorporated a much larger area.

Widespread development of the Western Addition neighborhood began soon after the plots were laid in the 1860s and continued strongly through the end of the century. By the 1906 Earthquake and Fire the area was largely built-out. While the area first developed as a middle-class, multi-ethnic district, many Earthquake refugees sought housing in the area after 1906, prompting the conversion of many of the single-family homes to multi-family buildings. At this time the economic make-up of the district also started to shift to a largely working-class population. This shift was solidified in the 1940s when the Bay area became a center for war manufacturing, drawing a large number of new workers to the region, particularly African American workers recruited from the rural South. Later, the area went through a long and transformative era of redevelopment, which began in the late 1950s and lasted through the early 1970s. Architecturally, the neighborhood represents a mixture late 19th-century residential and commercial buildings interspersed with entire blocks of post-1950 redevelopment projects.¹

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. (*This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.*)

Event: or	☒ Yes	☐ No	☐ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine
Architecture: or	☒ Yes	☐ No	☐ Unable to determine
Information Potential:	☐ Further investigation recommended.		
District or Context:	☐ Yes, may contribute to a potential district or significant context		

If Yes; Period of significance:

Staff concurs with the findings in the Historic Resource Evaluation report (HRE) prepared by Kelley & VerPlanck that the subject properties located at 2454A and 2456A Bush Street appear to be eligible for listing on the California Register under Criteria 1 and 3 as individual buildings that embody the distinctive characteristics of the early-Victorian-era, flat-front-Italianate style and represent the earliest phase of development in the Western Addition neighborhood. Below is a summary of the evaluations against the criteria for inclusion on the California Register.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

The subject buildings are intact and well-preserved one-story cottages dating from the earliest phase of residential development in the Western Addition neighborhood that were likely relocated to landlocked, midblock lots.² The properties may represent the late 19th-century trend of relocating smaller buildings to make way for larger ones as development pressure rapidly increased in the City.

¹ Please refer to the *Historic Context* section (pp. 8-12) of the Kelley & VerPlanck Historic Resource Evaluation report on 2454A and 2456A Bush Street for a more thorough description of the area's history, available for review from the Neighborhood Files by request at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103.

² See *Project Site History* section (pp.16-17).

For these reasons the properties appear eligible for listing in the California Register as individual resources under Criterion 1 for their association with the early development of the Western Addition.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;

Research does not indicate that any of the owners or others associated with the building was an historically important person.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

2454A and 2456A Bush Street are early-Victorian-era, flat-front-Italianate style cottages clad in rustic wood siding. The houses were built circa 1870s. The buildings display typical architectural features of the style and period associated with the first wave of development in the Western Addition neighborhood, including modest massing and scale, the flat-front form, the architectural ornament at the front façade, fenestration pattern and windows of the front façade, and the rustic cladding. As such, the subject properties appear eligible for listing in the California Register as individual resources under Criterion 3 for embodying the characteristics of a period of construction.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☒ Retains ☐ Lacks
Workmanship: ☒ Retains ☐ Lacks

Setting: ☒ Retains ☐ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☒ Retains ☐ Lacks

Both properties retain a high level of integrity in all aspects set forth under the Register criteria. Although the buildings may not be in their original location, their current location has gained historical significance as it would represent the 19th-century trend of moving small buildings to the rear of lots or mid-block spaces to make way for larger developments.

-
3. **Determination of whether the property is an "historical resource" for purposes of CEQA.**

☐ No Resource Present (*Go to 6 below.*)

☒ Historical Resource Present (*Continue to 4.*)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

- ☒ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)
- ☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

The Department concurs with the findings in the Historic Resource Evaluation report prepared by Kelley & VerPlanck that the project will not cause a substantial adverse change in the resources such that the significance of the buildings would be materially impaired as the proposed project complies with the *Secretary of the Interior Standards for Rehabilitation*. Please refer to the *Evaluation of Project Specific Impacts under CEQA* in the report (pp. 23-27) for a full analysis of the project.

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

The character-defining features of the building are generally: the buildings' massing and scale, the flat-front form, the architectural ornament at the front façade, fenestration pattern and windows of the front façade, and the rustic cladding.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

- ☐ Yes ☒ No ☐ Unable to determine

The proposed project will maintain the character-defining features of the subject buildings, including their mid-block setting. Therefore, the proposed work will have no significant adverse impact to any adjacent historic properties as the character of the block will be preserved.

PRESERVATION COORDINATOR REVIEW

Signature: 
Sophie Hayward, Acting Preservation Coordinator

Date: 08-03-2010

cc: Linda Avery, Recording Secretary, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File

SC: G:\DOCUMENTS\Cases\CEQA\HRER\2010.0137E_2456 Bush Street.doc

HISTORICAL RESOURCE EVALUATION

2454A & 2456A BUSH STREET

SAN FRANCISCO, CALIFORNIA



KELLEY & VERPLANCK
HISTORICAL RESOURCES CONSULTING
2912 DIAMOND STREET #330
SAN FRANCISCO, CA 94131
415.337-5824
TIM@KVPDCONSULTING.COM





SAN FRANCISCO
PLANNING DEPARTMENT

Date received:

RECEIVED

MAY 26 2010

Environmental Evaluation Application
CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
MEA

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham, or Monica Pereira
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9107, monica.pereira@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

GOVERNMENT
DOCUMENTS DEPT

AUG 11 2010

Signed (owner or agent):

[Signature]
2010.0463E

(For Staff Use Only) Case No.

Date:

5/26/2010

Address:

414 - 416 SPRUCE ST

Block/Lot:

1018 / 007

SAN FRANCISCO
PUBLIC LIBRARY

PART 2 – PROJECT INFORMATION**Owner/Agent Information**

Property Owner	<u>Annemarie & Patrick Fortier</u>	Telephone No.	<u></u>
Address	<u>414 Spruce Street</u>	Fax. No.	<u></u>
	<u>San Francisco, CA 94118</u>	Email	<u></u>
Project Contact	<u>Fabien Lannoye</u>	Telephone No.	<u>415-626-8868</u>
Company	<u>Nova Designs + Builds</u>	Fax No.	<u>415-626-8936</u>
Address	<u>297c Kansas Street</u>	Email	<u>fabien@novadesignsbuils.com</u>
	<u>San Francisco, CA 94103</u>		<u></u>

Site Information

Site Address(es):	<u>414-416 Spruce Street</u>		
Nearest Cross Street(s)	<u>California Street and Sacramento Street</u>		
Block(s)/Lot(s)	<u>1018 - 007</u>	Zoning District(s)	<u>07-D</u>
Site Square Footage	<u>1,481 SF</u>	Height/Bulk District	<u>40-X</u>
Present or previous site use	<u>Residential House - 2 family</u>		
Community Plan Area (if any)	<u></u>		

Project Description - please check all that apply

☒ Addition	☐ Change of use	☐ Zoning change	☐ New construction
☒ Alteration	☐ Demolition	☐ Lot split/subdivision or lot line adjustment	
☐ Other (describe)	Estimated Cost		<u>\$350,000</u>

Describe proposed use Residential House - 2 Family

Narrative project description. Please summarize and describe the purpose of the project.

Existing 3 story, two residence building. Vertical addition of a partial 4th Floor with front and rear decks, providing setbacks.Each unit to be enlarged: lower unit to include storage space from 1st Floor, upper unit to get vertical addition at top Floor.

All windows to be changed to wood windows with exterior aluminum clad.

Vertical addition to comply to Planning Code Design Guidelines required setbacks.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	2,340 SF	2,340 SF	1,036 SF	3,376 SF
Retail	0	0	0	0
Office	0	0	0	0
Industrial	0	0	0	0
Parking	2	2	0	2
Other (specify use)	0	0	0	0
Total GSF	2,340 SF	2,340 SF	1,036 SF	3,376 SF

Dwelling units	2	2	0	2
Hotel rooms	0	0	0	0
Parking spaces	2	2	0	2
Loading spaces	0	0	0	0
Number of buildings	1	1	0	1
Height of building(s)	31'-0"	31'-0"	8'-0"	39'-0"
Number of stories	3	3	1	4

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 1 e (1) Additions to existing structures that do not result in an increase of more than 50% of the floor area of the structure before the addition.

Shelley Caltagirona 8/6/10
 Approved Shelley Caltagirona



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

MEA Planner: Brett Bollinger
Project Address: 414-416 Spruce Street
Block/Lot: 1018/007
Case No.: 2010.0453E
Date of Review: August 2, 2010
Planning Dept. Reviewer: Shelley Caltagirone
(415) 558-6625 | shelly.caltagirone@sfgov.org

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT

☐ Demolition☒ Alteration☐ New Construction

PROJECT DESCRIPTION

The proposal involves constructing a one-story vertical addition to the existing three-story, two-unit building. The addition would be set back 14.5 feet from the front façade and 9 feet from the rear façade and would extend the full width of the building. The project will add approximately 1,036 square feet to the existing 2,340-square-foot building for a total new area of 3,376 square feet.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The property is considered a "Category B" (Properties Requiring Further Consultation and Review) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to the age of the buildings (circa 1909).

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on Spruce Street between California and Sacramento Streets. The property is located within a NC-S (Neighborhood Commercial Shopping) Zoning District and a 40-X Height and Bulk District. The immediate blocks contain primarily low-density residential buildings. The subject property is located in a primarily residential area with mixed residential/commercial buildings located along the east-west corridors such as Sacramento, California, and Geary. The immediate area is characterized by two-to-three-story single-family and multi-family residences. The majority of buildings in the neighborhood were constructed between 1890-1915 in the Queen Anne and Period Revival styles. According to a survey of historic Sanborn maps, the immediate block surrounding the subject property was developed primarily between 1900-1915.

-
- 1. California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above*

named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context
If Yes; Period of significance:

The subject property does not appear to be eligible for listing on the California Register as either an individual resource or a contributing building with a historic district. Below is an evaluation of the subject property against the criteria for inclusion on the California Register based upon information provided by the Project Sponsor's Supplemental Information Form and professional analysis by Planning Department staff.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

The subject property is located within the Laurel Heights neighborhood, which contains a large number of buildings constructed between 1890 and 1939 relating to the area's first phase of residential development. It appears that the neighborhood may be eligible for listing on the California Register as a historic district under Criterion A due to its association with the initial development of this portion of the city. The construction date of the subject building, 1909, places it within the period of significance for the potential district and indicates that the building would be a contributing building within the potential district if it retained historic integrity. However, the building does not appear to have the ability to exhibit association to events of the period of development, as it is not a representative example of the period due to major alterations in its past, nor does it contribute to a representative grouping of buildings. The subject building is therefore determined not to be eligible under this criterion.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;

There is no information provided by the Project Sponsor's Supplemental Information Form or located in the San Francisco Planning Department's background files to indicate that the subject building was associated with the lives of persons important to local, California or national history. While the building was owned by Elise Stern Haas (1893-1990) from 1927-1928 and for a brief period again in 1946, there is no indication that she lived there or that the building is significantly linked to her significance in San Francisco history as a philanthropist and influential patron of the arts. The subject building is therefore determined not to be eligible under this criterion.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

414 Spruce Street is a Mission Revival-style building designed by John Henry Powers (1874-1941), a local architect known to have designed a handful of buildings in the City but not considered to be a

master architect. The building displays the typical curvilinear parapet and symmetrical fenestration pattern of the style; however, it has retained few architectural features from its original construction (see below) and is not exemplary of the Mission Revival style or of early 20th-century Bay Area architecture generally. As such, the building does not appear to qualify for listing in the California Register as either an individual resource or contributory resource to a historic district under this criterion.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☐ Retains ☒ Lacks
Workmanship: ☐ Retains ☒ Lacks

Setting: ☒ Retains ☐ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☐ Retains ☒ Lacks

The primary façade of the subject building has undergone significant changes from the date of its construction in 1909. In 1956 the upper portion of the façade was covered in asbestos siding and in 2004 the historic brick cladding at the lower portion of the façade was replaced with stucco. Other undocumented alterations include the replacement of the upper floor bay windows and the installation of asphalt shingle roofing at the bays. These changes have compromised the original design, workmanship, and materials of the building to the degree that it no longer retains sufficient integrity to convey significance as an example of the Mission Revival style.

-
3. **Determination of whether the property is an "historical resource" for purposes of CEQA.**

☒ No Resource Present (*Go to 6 below.*)

☐ Historical Resource Present (*Continue to 4.*)

-
4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)

☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.
-

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

There are no identified historic resources immediately adjacent to the subject property. Three potential historic resources are located on the opposite side of the street but will not be impacted by the project as the work will not significantly alter the appearance of the streetscape. Therefore, the proposed work will have no significant adverse impact to setting of these resources.

PRESERVATION COORDINATOR REVIEW

Signature: 
Sophie Hayward, Acting Preservation Coordinator

Date: 08.03.2010

cc: Linda Avery, Recording Secretary, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File

SC: G:\DOCUMENTS\Cases\CEQA\HRER\2010.0453E_414 Spruce Street.doc



STREETSCAPE LOOKING EAST



STREETSCAPE LOOKING WEST



NOVA

Designs + Builds

297c KANSAS Str.
SAN FRANCISCO
CA, 94103
tel: (415) 626-8868
fax: (415) 626-8936
LICENSE# 795693
www.novadesignsbuils.com

RESIDENTIAL ALTERATION
414-416 SPRUCE STREET
SAN FRANCISCO, CA 94118



SUBJECT PROPERTY

STREETSCAPE LOOKING EAST



STREETSCAPE LOOKING WEST

NOVA

Designs + Builds

297c KANSAS Str.
SAN FRANCISCO
CA, 94103
tel:(415) 626-8868
fax:(415) 626-8936
LICENSE# 795693
www.novadesignsbuils.com

RESIDENTIAL ALTERATION
414-416 SPRUCE STREET
SAN FRANCISCO, CA 94118



SAN FRANCISCO
PLANNING DEPARTMENT

Date received
RECEIVED

JUL 06 2010

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
M E A

Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Kienker. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Leigh Kienker
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9036, leigh.kienker@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or <i>Historic Resource Evaluation Report</i> , as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☐

GOVERNMENT
DOCUMENTS DEPT

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

AUG 16 2010

SAN FRANCISCO
PUBLIC LIBRARY

Signed (owner or agent):

[Signature]

Date:

7-6-2010

(For Staff Use Only) Case No. 2010.0584E

Address: 388 Lister St

Block/Lot: 6081/019

PART 2 - PROJECT INFORMATION

Owner/Agent Information

Property Owner Huang Guo Fu & Ma Qi Nong Telephone No. 415-215-9889
 Address 386 Lisbon ST Fax No. 415-325-4293
 Email _____
 Project Contact Alan Jayang Telephone No. 415-440-4543
 Company Lam Engineering Inc. Fax No. 415-325-4293
 Address 1647 Mission ST. Email Lam engineering@yahoo.com
San Francisco CA

Site Information

Site Address(es): 388 Lisbon ST.
 Nearest Cross Street(s) Persim ST.
 Block(s)/Lot(s) 6081 / 019 Zoning District(s) R4-1
 Site Square Footage ± 2300 SF Height/Bulk District 40-X
 Present or previous site use Single Family Dwelling
 Community Plan Area (if any) _____

Project Description - please check all that apply

☒ Addition ☐ Change of use ☐ Zoning change ☐ New construction
☒ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment
☐ Other (describe) _____ Estimated Cost ? _____

Describe proposed use ± 2214 sq. ft. Front addition for single family Dwelling.
 Narrative project description. Please summarize and describe the purpose of the project.

CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW
 CLASS 3: NEW CONSTRUCTION

MMW 8/10/10
 Approved Planning Dept. Matt Weintraub, Preservation Planner

PART 3 – ADDITIONAL PROJECT INFORMATION		Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).		☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.		☒	☐
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____		☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*		☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree-Disclosure Statement</i> .		☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?		☐	☐
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.		☐	☐
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a Wind Analysis* is needed, may be required, as determined by Department staff.		☐	☐
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.		☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.		☐	☐
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.		☐	☐
11. Is the project in a Community Plan Area? If yes, please identify the area (for example, Market/Octavia). _____		☐	☐

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	747	747	2214	2961
Retail	N/A	N/A	N/A	
Office	3	3	3	
Industrial	3	3	3	
Parking	1	0	1	1
Other (specify use)				
Total GSF	747	747	2214	2961

Dwelling units	1	0	1	1
Hotel rooms	0	0	0	0
Parking spaces	1	0	1	1
Loading spaces	N/A	N/A	N/A	
Number of buildings	1	1	1	1
Height of building(s)	±18'-4"	0	±30'-7"	±30'-7"
Number of stories	1	1	3	3

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 388 Lisbon Street
Block/Lot: 6081/019
Case No.: 2010.0584E
Date of Review: August 4, 2010
Planning Dept. Reviewer: Matt Weintraub
(415) 575-6812 | matt.weintraub@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT

☐ Demolition

☒ Alteration

☒ Addition

PROJECT DESCRIPTION

The proposed project includes construction of a three-story addition (approximately 2,214 square feet) at the front of an existing single-story, single-family dwelling (approximately 747 square feet). The proposed project would increase total floor area of the property to approximately 2,961 square feet. The proposed new addition would be set back approximately 25 feet from the front property line, and would be approximately one story taller than adjacent buildings. The proposed new addition would result in alteration to the existing front façade and removal of an existing detached garage.

PRE-EXISTING HISTORIC RATING / SURVEY

There is no pre-existing historic rating or survey information for the subject building. The County Assessor lists the year built as 1907, which is confirmed by DBI permit research. The detached garage was constructed between 1915 and 1950, based on review of historic Sanborn Fire Insurance Co. maps. According to the Department's Preservation Bulletin No. 16, the subject building is categorized as a CEQA Category "B" building (requires further information and consultation) for the purposes of CEQA because the building was constructed in 1907 and is over 50 years of age. A Historic Resource Evaluation (HRE) dated September 6, 2005, was submitted by the Project Sponsor.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject property is located on the west side of Lisbon Street between Persia and Brazil Streets, in the Excelsior District. The property is located near the intersection of Lisbon and Persia Streets, adjacent to the northwest corner property. The site is in a RH-1 (Residential, One-Family) zoning district and is in a 40-X Height and Bulk District.

The subject property is located in a residential area of primarily single-family homes. The Excelsior District contains houses that were built during several different time periods and that include various architectural styles. Buildings in the immediate vicinity of the subject building include: small vernacular cottages from the late 19th century/early 20th century (of which the subject building is an example), most of which have been altered; larger Queen Anne-style houses dating to the early 20th century, in varying states of intactness; and mid-20th-century houses designed in Period Revival and Modernist styles.

1. **California Register Criteria of Significance:** A building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

The subject property does not appear to be eligible for listing on the California Register as either an individual resource or a contributing building with a historic district. Below is an evaluation of the subject property against the criteria for inclusion on the California Register based upon information provided by the submitted HRE and professional analysis by Planning Department staff.

Events: There is no information provided by the submitted HRE or located in the Planning Department's background files to indicate that the subject building was associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. The subject building was constructed in 1907, which was a period of post-fire rebuilding in San Francisco following the 1906 Earthquake and Fires. However, there is no available information to indicate that construction of the subject building, or patterns of residential development in the Excelsior District during the period, were related in important ways to post-fire building activity in San Francisco. The Excelsior District (including the subject property) was not an area known to be affected by the 1906 disaster, and therefore "reconstruction" did not occur in the area (or on the subject property). Also, according to the 1900 and 1905 Crocker-Langley Directories (researched by Department staff), the original owner of the subject building did not appear to previously live at a property that was affected by the 1906 disaster (his pre-1906 residence was located approximately two-and-a-half blocks away from a fire zone); therefore, construction of the subject property does not appear to have directly resulted from destruction or displacement caused by the 1906 disaster. Construction of the subject building does not appear to have been a singularly important event in the history of the City, the State, or the nation. The subject building is therefore determined not to be eligible under this criterion.

Persons: There is no information provided by the submitted HRE or located in the Planning Department's background files to indicate that the subject building was associated with the lives of persons important to local, California or national history. According to the submitted HRE, the first owner and occupant of the subject building was William John Holsworth, who applied for water service to the property on July 28, 1906, and who received a building permit to construct a 32' x 20', 1-1/2 story frame "rustic" cottage on October 21, 1907. Mr. Holsworth, who previously resided at 3851 17th Street, listed his occupation as "clerk" in 1900 and as "plasterer" in 1905, 1907, and 1930. Mr. Holsworth appears to have resided with his wife May and their children at 386 Lisbon Street, the primary residence located adjacent to the subject property, after it was constructed in 1912, and used the subject building as a secondary residence for

family and renters. From 1929 to 1933, Harry E. and Vera Holsworth (likely relatives of Mr. Holsworth) occupied the subject building, and Robert Holsworth (son of Mr. Holsworth) lived there from 1958 to 1961. Interim renters prior to 1960 included Ronald and Carol Boitano and Reverend D.C. Willis. Mr. Holsworth died in 1953, and May Holsworth passed in 1960. None of these previous owners/occupants were found to be individually important to local, California or national history. The subject building is therefore determined not to be eligible under this criterion.

Architecture: There is no information provided by the submitted HRE or located in the Planning Department's background files to indicate that the subject building embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values. The HRE indicates that the architectural style is "undeterminable" and describes the building as a "simple single-story rectangular residence." The only architectural elaboration that is mentioned by the HRE is "plain trim around openings." The HRE also observes "no overhang or vertical projections" at the roofline, and states that the subject building "shares no aesthetic similarities with either 386 [Lisbon Street, the adjacent house] or the garage" and that it "lacks any stylistic details" of the period of construction. The HRE notes that previous alterations include residing of the building with asbestos shingles, replacement of windows with aluminum sash, and enclosure of the entry porch, which have diminished its "rustic" character. The HRE lists the architect/builder as "unknown". The DBI construction permit indicates the builder as "Days Work", which presumably refers to hired labor. (One may conjecture that Mr. Holsworth, a plasterer, was also involved in the construction). Although the subject building is identifiable as an early 20th-century vernacular cottage, it exhibits no details, materials, or elements that qualify it as an important example of architecture from the period. The subject building is therefore determined not to be eligible under this criterion.

Furthermore, the subject building does not appear to contribute to any potential historic district or important context. As noted previously, the block upon which the subject building is located, as well as the surrounding area, is a mixture of late-19th-century/early-20th-century small vernacular cottages, early-20th-century larger Queen Anne houses, and mid-20th-century houses designed in Period Revival and Modernist styles. Of these property types, the Queen Anne-style houses (of which the subject building is not an example) are most numerous. Also, alterations have occurred to buildings in the area in varying degrees, such that many buildings do not convey, or only partially convey, the identity of the period in which they were constructed. The area lacks an overall cohesive historic character. The subject building is therefore determined not to be eligible under this criterion as a contributor to any potential historic district or important context.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

Workmanship: ☐ Retains ☐ Lacks

Notes: As the subject building does not appear to possess significance that would make it eligible for the California Register, Department staff did not conduct a thorough integrity analysis. However, it may be noted that the subject building does not retain original cladding or windows, which detracts from the value of its materials, workmanship, and design. Also, construction of the adjacent, larger houses located immediately to the north and south, and construction of the detached garage located in front of the subject property, detracts from the value of its setting.

3. Determination of whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (*Go to 6. below*)

☐ Historical Resource Present (*Continue to 4.*)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)

☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: The proposed project will not have an adverse effect on any off-site historical resources, including individual historic resources and/or historic districts. As noted previously, the area surrounding the subject property does not appear to possess potential as a historic district. Also, there are no buildings located in the vicinity of the subject building – including on the subject block, or on either of the other three blocks that meet at the intersection of Lisbon and Persia Streets (near the subject property) – that are listed in the *Here Today* survey or the 1976 Architectural Survey. Therefore, the proposed demolition and new construction on the subject property would have no adverse impact to any off-site historical resources.

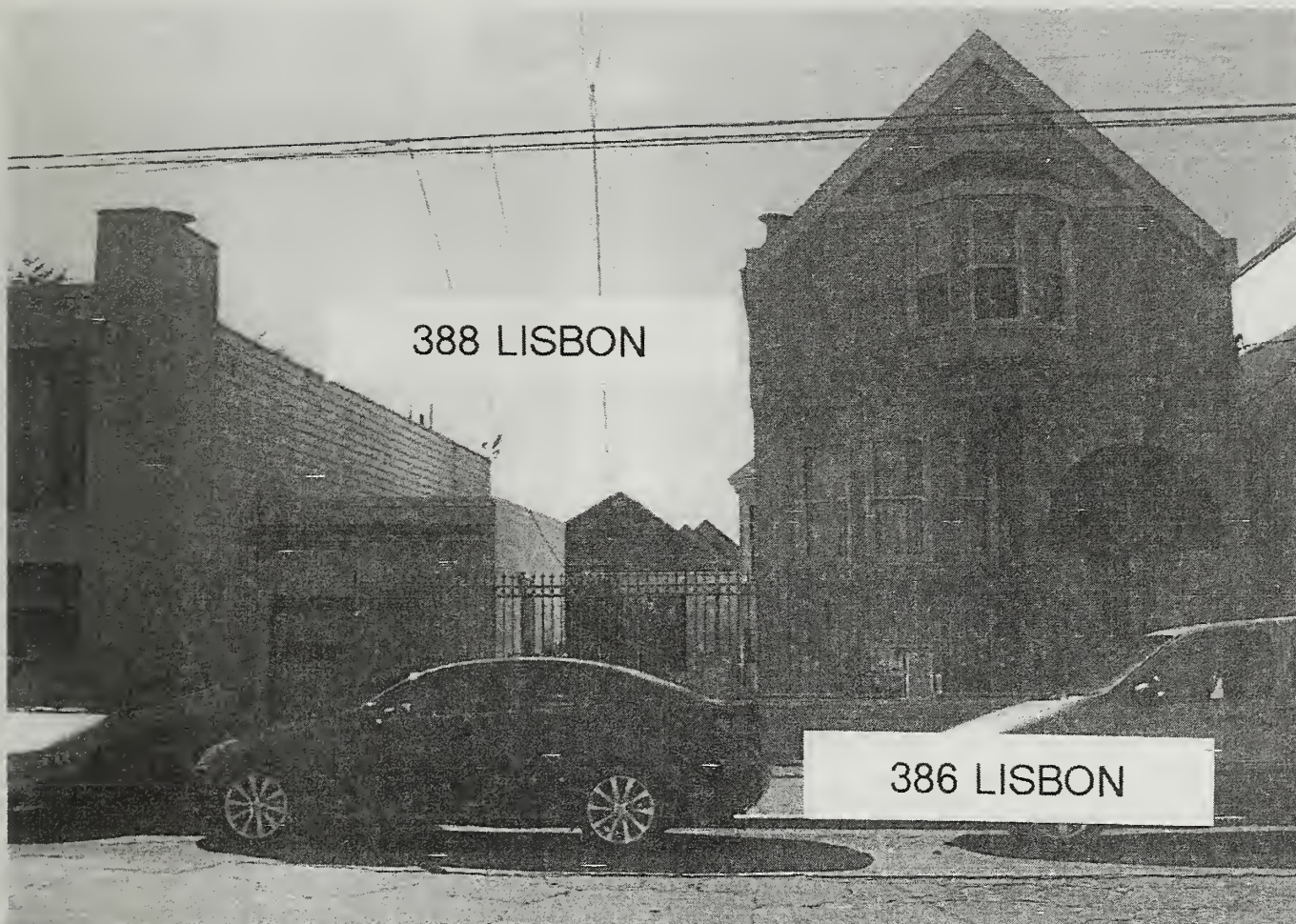
PRESERVATION COORDINATOR REVIEW

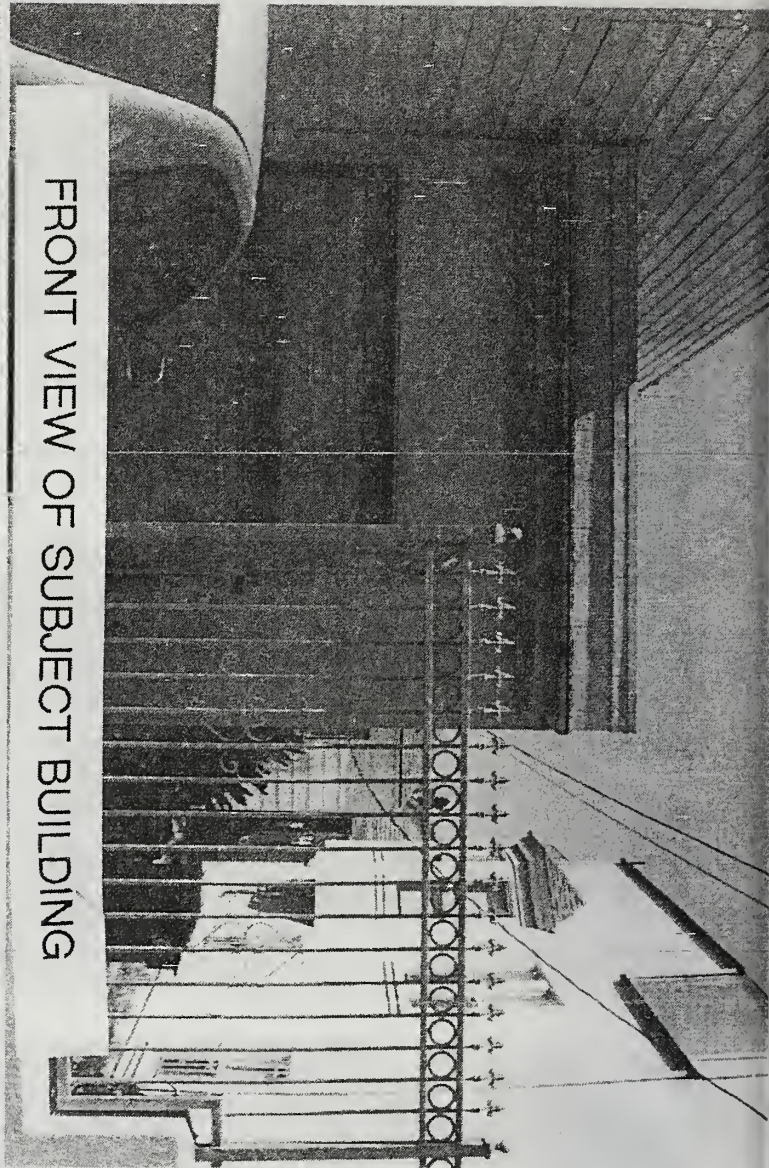
Signature: 
Sophie Hayward for Tina Tam, *Preservation Coordinator*

Date: 08 09 2010

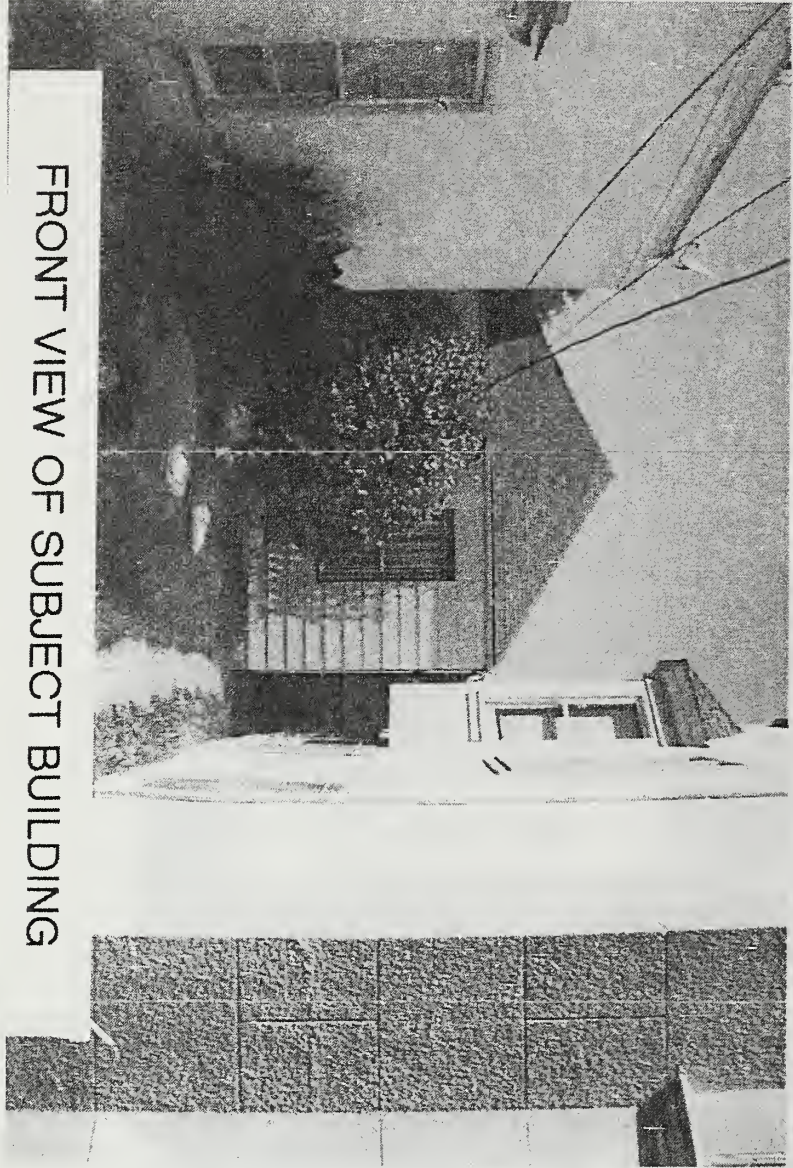
cc: Linda Avery, *Recording Secretary*, Historic Preservation Commission
Vimaliza Byrd / Historic Resource Impact Review File



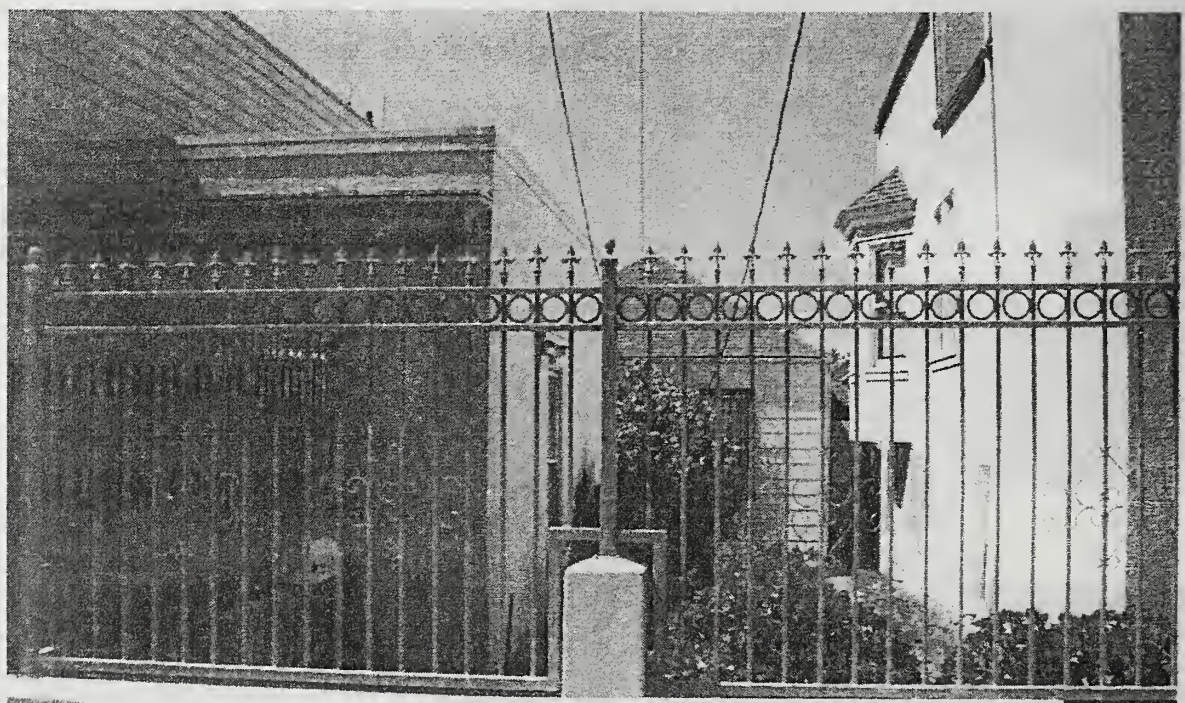




FRONT VIEW OF SUBJECT BUILDING



FRONT VIEW OF SUBJECT BUILDING



FRONT VIEW OF SUBJECT BUILDING



SAN FRANCISCO PLANNING DEPARTMENT

Date received:
GOVERNMENT
DOCUMENTS DEPT

SEP - 1 2010

Environmental Evaluation Application

SAN FRANCISCO
PUBLIC LIBRARY

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham, or Monica Pereira
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9107, monica.pereira@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or <i>Historic Resource Evaluation Report</i> , as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☐	☒
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☐

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

Signed (owner or agent): Bruno T. Fong
(For Staff Use Only) Case No. 2010.0167E

Date: 2-12-10
Address: 201 TERESITA BLVD.
Block/Lot: 2938A LOT 6

v.11.17.2009

LEGALLY EXEMPT FROM ENVIRONMENTAL REVIEW

Class 1(e)(1): Additions to existing structures. Spud Haywood 08-27-2010

PART 2 - PROJECT INFORMATION**Owner/Agent Information**Property Owner DANNY & ELIZABETH OGAWA Telephone No. (415) 452-3032Address 201 TERESITA BLVD

Fax. No. _____

Email _____

Project Contact BREWSTER FONG, ARCH Telephone No. (415) 713-3626 (CELL)

Company _____

Fax No. (415) 584-9680Address 782 MYRA WAYEmail brewfong@aol.comSAN FRANCISCO, CA 94127**Site Information**Site Address(es): 201 TERESITA BLVDNearest Cross Street(s) EVELYN WAYBlock(s)/Lot(s) 2938 A LOT 6Zoning District(s) RH1-DSite Square Footage 1,864

Height/Bulk District _____

Present or previous site use NONE
Community Plan Area (if any) _____**Project Description - please check all that apply**☒ Addition ☐ Change of use ☐ Zoning change ☐ New construction☒ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment☐ Other (describe) _____ Estimated Cost \$ 240,000.00

Describe proposed use _____

Narrative project description. Please summarize and describe the purpose of the project.

VERTICAL ADDITION TO EXISTING RESIDENCE IN RH1-D DISTRICT.
WITH ALTERATION TO EXISTING SPACE.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	☐	☒
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe. ADDITION OF DECK EXTENDING INTO REAR YARD VARIANCE APPLIED FOR AND GRANTED. CASE NO. 2008.0195 V	☒	☐
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	2035	2035	812	2847
Retail				
Office				
Industrial				
Parking				
Other (specify use)				
Total GSF				2847
Dwelling units	ONE			
Hotel rooms				
Parking spaces	ONE			
Loading spaces				
Number of buildings	ONE			
Height of building(s)	31'-2"			
Number of stories	3			

Please describe any additional project features that are not included in this table:

13' X 8' DECK

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Project Address: 201 Teresita Boulevard
Block/Lot: 2938A/006
Case No.: 2010.0167E
Date of Review: August 26, 2010
Planning Dept. Reviewer: Sophie Hayward
(415) 558-6372 | sophie.hayward@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT

☐ Demolition

☒ Alteration

☒ Addition

PROJECT DESCRIPTION

The proposed project includes interior alterations as well as a vertical addition to accommodate a reconfigured floor plan and the addition of three bedrooms on a new second story. As proposed, the single-family home would remain a single-family home. According to information submitted by the project sponsor, the existing structure measures approximately 2,035 square feet, and the proposed addition measures 812 square feet. With the proposed addition, the building will include approximately 2,847 square feet.

PRE-EXISTING HISTORIC RATING / SURVEY

The County Assessor's records indicate that the building was constructed in 1948. Although the subject building is not included on any historic surveys and is not included on the National or the California Registers, its recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.¹ It does not appear that the subject building is an historic resource for the purposes of CEQA review.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject building is located on the southeast corner of Teresita Boulevard and Evelyn Way, within an RH-1(D) Zoning District and a 40-X Height and Bulk District, in the West of Twin Peaks neighborhood and within the Miraloma Park residential enclave. Miraloma Park at this location includes primarily single-story homes constructed in a variety of styles, including streamlined moderne, modified International Style, "Storybook", and modified Tudor.

It does not appear that the subject property is located within a potential historic district for the purposes of CEQA.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such

¹ Please see "Preservation Bulletin #16," available online at:

http://www.sfgov.org/site/uploadedfiles/planning/projects_reports/PresBulletin16CEQA10_8_04.PDF (November 2, 2007)

a determination please specify what information is needed. (This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: Below is an evaluation of the subject property against the criteria for inclusion on the California Register; it does not appear that the subject property is individually eligible for the California Register. The Project Sponsor submitted a Supplemental Information Form prepared by Peter Zepponi, Architect. Staff concurs with the finding in the Supplemental Information Form, that the subject property is not located within a potential historic district. Please refer to the Case Docket for the complete Supplemental Information Form.²

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

Based on the information submitted by the project sponsor, it appears that the subject building was constructed in 1948. As noted in the information submitted by the Project Sponsor, Miraloma Park was developed as a "City within the City" over the course of several decades. The development of the subject property does not appear to have been associated with events that have made a significant contribution to the broad patterns of local residential development history.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

There is no known association between the subject property and persons important in our local, regional, or national past. According to information submitted by the project sponsor, the original building permit was issued to Howard Nielson Construction on behalf of the subject lot's original owner, Dewey W. Blade.

It does not appear that the subject building is eligible for listing on the California Register under Criterion 2.

² ² "Descriptive Narrative of Neighborhood Development," submitted in May, 2010. An additional document also titled "Descriptive Narrative of Neighborhood Development," dated July, 2010. The report is included in the case docket (Case No. 2010.0167E) for the proposed project, and is available for viewing by request at the Planning Department, 1650 Mission Street, 4th Floor, San Francisco, CA, 94103.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The single-family home is similar in size, scale, and setting to the surrounding homes in the neighborhood. The subject building has frontage on both Teresita Boulevard and on Evelyn Way. The subject building is clad in stucco, with a primary entrance located in the center of the structure fronting on Teresita Boulevard. A garage is accessed from Evelyn Way. Fenestration consists of aluminum windows that do not appear to be original. Architectural ornamentation is minimal, and is limited to a single stucco band below the stucco cornice on the Teresita Boulevard elevation.

The subject building does not appear to embody a distinctive characteristic type, period, region, or method of construction and it does not appear that the subject building is eligible for the California Register under Criterion 3.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☐ Retains	☐ Lacks	Setting:	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	Feeling:	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	Materials:	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

Notes: Evaluation of integrity is not applicable as the subject building has not been shown to be historically significant under California Register criteria.

As noted above, it does not appear that the subject building is individually eligible for the California Register. It does not appear that the subject building is a contributor to a potential historic district.

-
3. **Determination of whether the property is an "historical resource" for purposes of CEQA**

☒ No Resource Present (Go to 6. below) ☐ Historical Resource Present (Continue to 4.)

-
4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

- ☐ The project would not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5. if the project is an alteration*).
- ☐ The project is a significant impact as proposed. (*Continue to 5. if the project is an alteration*)

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: It does not appear that the proposed project would have an adverse effect on off-site historical resources.

PRESERVATION COORDINATOR REVIEW

Signature: _____

Tina Tam, Preservation Coordinator

Date: _____

8/27/10

CC:

Linda Avery, *Commission Secretary*, Historic Preservation Commission
Vernaliza Byrd / Historic Resource Impact Review File
Tom Wang, *Neighborhood Planner*, SW Quadrant

G:\DOCUMENTS\historic\201 Teresita.doc







SAN FRANCISCO PLANNING DEPARTMENT

Date received:
GOVERNMENT
DOCUMENTS DEPT

SEP - 1 2010

Environmental Evaluation Application

SAN FRANCISCO
PUBLIC LIBRARY

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in *italics* are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

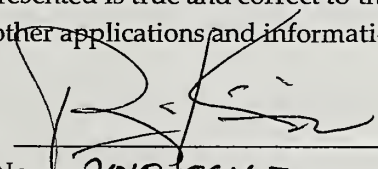
Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham, or Monica Pereira
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9107, monica.pereira@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

Signed (owner or agent): 
(For Staff Use Only) Case No. 2010.0616E

Date: 7/1/10
Address: 137 Avila Ave.
Block/Lot: 6238/035

PART 2 - PROJECT INFORMATION**Owner/Agent Information**

Property Owner	<u>Anneliese Bernauer</u>	Telephone No.	<u>(415)467-5598</u>
Address	<u>137 Arleta Ave.</u>	Fax No.	<u>N/A</u>
	<u>San Francisco, Ca 94134</u>	Email	<u>N/A</u>
Project Contact	<u>Bill Kinney</u>	Telephone No.	<u>(650)504-5498</u>
Company	<u>Ideal Carpentry</u>	Fax No.	<u>(650)359-1477</u>
Address	<u>255 Crestlake Dr.</u>	Email	<u>idealcarpentry@pacbell.net</u>
	<u>San Francisco, Ca 94132</u>		

Site Information

Site Address(es):	<u>137 Arleta Ave.</u>		
Nearest Cross Street(s)	<u>Alpha St.</u>		
Block(s)/Lot(s)	<u>6238/035</u>	Zoning District(s)	<u>RH-1</u>
Site Square Footage	<u>2495 sq. ft.</u>	Height/Bulk District	<u>40-X</u>
Present or previous site use Community Plan Area (if any)	<u>RH-1 (Residential-house, One Family</u>		

Project Description - please check all that apply

☒ Addition	☐ Change of use	☐ Zoning change	☐ New construction
☒ Alteration	☐ Demolition	☐ Lot split/subdivision or lot line adjustment	
☒ Other (describe)	<u>Add new garage area</u>	Estimated Cost	<u>\$100,000</u>

Describe proposed use Addition of a garage area used for off street parking.

Narrative project description. Please summarize and describe the purpose of the project.

Demolish existng living room area (approx. 7') and construct new garage with living room on top. Existing fascade (at living room area) will not change, in that we will re-use existing windows (design/style), below the living room will be a new garage door for access to garage area.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

GLASS _____

mm 8/27/10
Approved Planning Dept. Matt Weintraub

PART 3 – ADDITIONAL PROJECT INFORMATION		Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☒	☐	
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒	
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒	
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒	
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	☒	☐	
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒	
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒	
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒	
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒	
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒	
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒	
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒	

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	1200		61	1261
Retail				
Office				
Industrial				
Parking	0		393	393
Other (specify use)	920 (Storage)			920
Total GSF	2120		454	2574
Dwelling units	1			1
Hotel rooms				
Parking spaces	0		1	1
Loading spaces				
Number of buildings	1			1
Height of building(s)	23			23
Number of stories	2			2

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 137 Arleta Ave
Block/Lot: 6238/035
Case No.: 2010.0616E
Date of Review: August 9, 2010
Planning Dept. Reviewer: Matt Weintraub
(415) 575-6812 | matt.weintraub@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT

☐ Demolition☒ Alteration☒ Addition

PROJECT DESCRIPTION

The proposed project includes an addition and alteration to the front of an existing 1,200 square-foot, single-family dwelling. The proposed project involves construction of a garage at the existing ground floor, and construction of a vertical addition above the garage, resulting in an increase in total floor area (including parking) of 454 square feet.

PRE-EXISTING HISTORIC RATING / SURVEY

There is no pre-existing historic rating or survey information for the subject building. The County Assessor lists the year built as 1908, which is consistent with information found on historic Sanborn Fire Insurance Co. maps. The original DBI construction permit was not found. According to the Department's Preservation Bulletin No. 16, the subject building is categorized as a CEQA Category "B" building (requires further information and consultation) for the purposes of CEQA because the building was constructed in 1908 and is over 50 years of age. A Historic Resource Evaluation (HRE) dated June 11, 2010, was submitted by the Project Sponsor.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject property is located on the south side of Arleta Avenue between Rutland and Alpha Streets, in Visitacion Valley. The site is located in a RH-1 (Residential, One-Family) zoning district and in a 40-X Height and Bulk District. The subject property is located in a residential area of mostly single-family homes that were built primarily during the early and middle 20th-century period in Period Revival and Modernist styles. Also present in the area are a few older residences from the late-19th-century/turn-of-the-century, designed according to Victorian-era influences. In addition, a P (Public Use) zoning district, consisting of a linear public park that runs through the middle of the subject block, is located one parcel to the west of the subject property.

1. **California Register Criteria of Significance:** A building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. (*This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above*

named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

The subject property does not appear to be eligible for listing on the California Register as either an individual resource or a contributing building with a historic district. Below is an evaluation of the subject property against the criteria for inclusion on the California Register based upon information provided by the submitted HRE and professional analysis by Planning Department staff.

Events: There is no information provided by the submitted HRE or located in the Planning Department's background files to indicate that the subject building was associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. The subject building was constructed in 1908, which was a period of post-fire rebuilding in San Francisco following the 1906 Earthquake and Fires. However, there is no available information to indicate that construction of the subject building, or patterns of residential development in Visitacion Valley during the period, were related in important ways to post-fire building activity in San Francisco. Visitacion Valley (including the subject property) was not an area known to be affected by the 1906 disaster, and therefore "reconstruction" did not occur in the area (or on the subject property). The original owner does not appear to have resided in San Francisco prior to construction of the subject property, as no reference to the individual was found in either the 1900 or 1905 Crocker-Langley Directories (researched by Department staff); therefore, construction of the subject property does not appear to have directly resulted from destruction or displacement caused by the 1906 disaster. Furthermore, development that occurred on the property in the late 1920s and early 1930s was related to a change of use (commercial to residential), needs for expanded/upgraded living space, and building code requirements, and is not known to be associated with any important historical events that occurred during the period. Construction (and major alteration) of the subject building does not appear to have been a singularly important event in the history of the City, the State, or the nation. The subject building is therefore determined not to be eligible under this criterion.

Persons: There is no information provided by the submitted HRE or located in the Planning Department's background files to indicate that the subject building was associated with the lives of persons important to local, California or national history. According to the submitted HRE, the first owner and occupant of the subject building was Martin Mathieu, a French immigrant, who was probably responsible for the original construction of the property as a grocery store with attached living units (apparently for occasional boarders). Mr. Mathieu and his wife Caroline resided at the property until 1922, possibly in the adjacent single-family house currently addressed as 135 Arleta Avenue, which was located on the same lot as the subject property at that time. Between 1922 and 1926, the property (not known to be occupied during this time) was sold three times, ultimately to T. Edward O'Connell who lived there and who was responsible for major alterations that occurred in 1928. Subsequent owners of the property who held title for at least a year include: Daniel and Annie P. Harrington (1931-1940), who were also

responsible for a major alteration in 1933; William and Veralee Cunningham (1940-1944); D.O. and Evelyn Hawkins (1944-1946); and Eugene W. and Elvira Gadsby (1946-1963). None of these previous owners/occupants were found to be individually important to local, California or national history. The subject building is therefore determined not to be eligible under this criterion.

Architecture: There is no information provided by the submitted HRE or located in the Planning Department's background files to indicate that the subject building embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values. According to the submitted HRE, the architectural style of the subject building is "vernacular" and the architect/builder is unknown. The DBI permit history and visual inspection indicate that the subject property has been altered drastically from its original design. In 1908, the building was constructed as a single-story grocery store with attached dwelling units in the rear. In 1928, the building was moved back 30 feet on the lot (apparently involving removal of the rear portion of the building), a concrete foundation was installed, and a bathroom and front porch were added; and in 1933, a room was added to the front of the building. These major alterations disqualify the building from consideration as an example of the period of its original construction (1908). Also, while the alterations to the building appear to have been influenced by Mediterranean Revival styles, which were popular during the 1920 and 1930s (the period during which the alterations occurred), the altered property is not a distinguished example of the style, nor is it more exemplary of the style or the period than other properties that were originally constructed in the 1920s and 1930s. The subject building exhibits no details, materials, or elements that qualify it as an important example of architecture from the period. The subject building is therefore determined not to be eligible under this criterion.

Furthermore, the subject building does not appear to contribute to any potential historic district or important context. As noted previously, the block upon which the subject building is located, as well as the surrounding area, contains houses that were built primarily during the early and middle 20th-century period in Period Revival and Modernist styles. There is no information provided by the submitted HRE or located in the Planning Department's background files to indicate that this residential development in Visitacion Valley represents any important architectural influence or design principle. Visual inspection indicates that the subject area contains architecture of the period that is very standard in design and construction, and that is not exemplary, either individually or collectively. Also, alterations have occurred to many buildings in the area – including non-historic replacement of windows and garage doors – such that many buildings do not convey, or only partially convey, the identity of the period in which they were constructed. The area lacks an overall cohesive historic character. The subject building is therefore determined not to be eligible under this criterion as a contributor to any potential historic district or important context.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☐ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks

Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

Notes: As the subject building does not appear to possess significance that would make it eligible for the California Register, Department staff did not conduct a thorough integrity analysis. However, it may be noted that the subject building does not retain its original location, design, materials, or workmanship, due to major alterations that have occurred in the past.

3. Determination of whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (*Go to 6. below*)

☐ Historical Resource Present (*Continue to 4.*)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)

☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

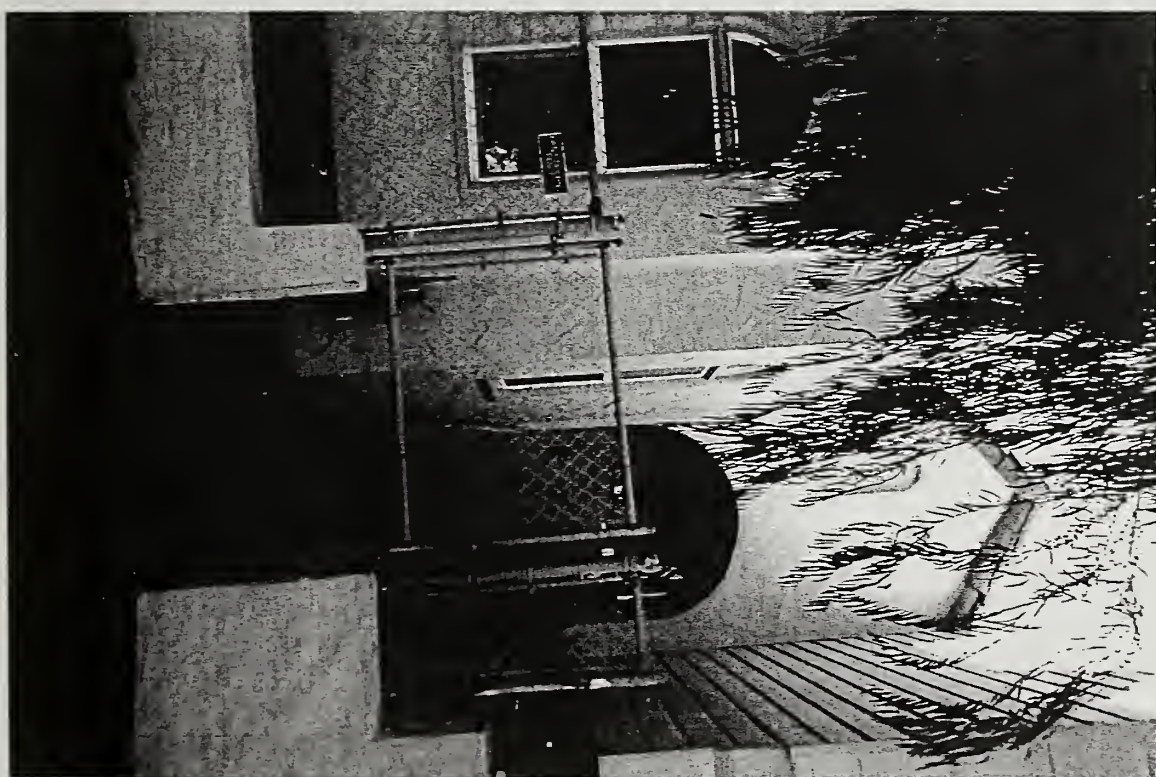
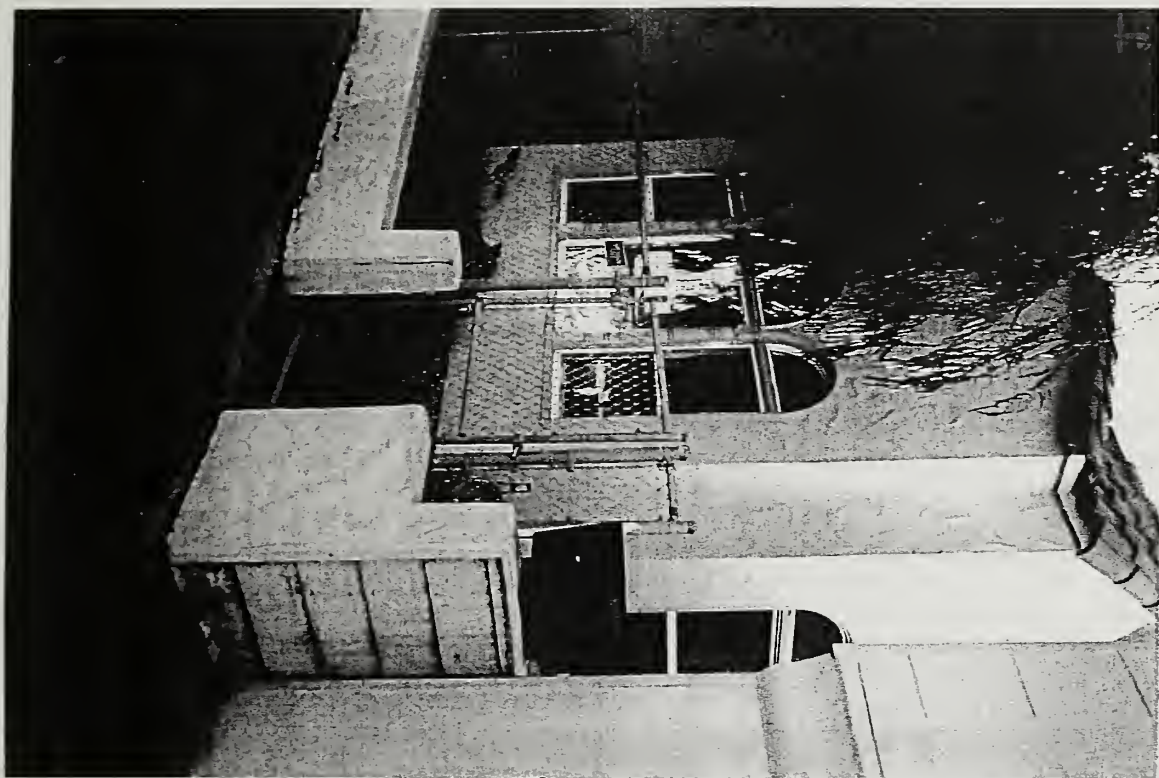
Notes: The proposed project will not have an adverse effect on any off-site historical resources, including individual historic resources and/or historic districts. As noted previously, the area surrounding the subject property does not appear to possess potential as a historic district, nor are there any identified historic districts nearby. Also, there are no buildings located in the vicinity of the subject building – including on the subject block, or on the block located across the street from the subject property – that are listed in the *Here Today* survey or the 1976 Architectural Survey. Therefore, the proposed demolition and new construction on the subject property would have no adverse impact to any off-site historical resources.

PRESERVATION COORDINATOR REVIEW

Signature: 
Sophie Hayward for Tina Tam, *Preservation Coordinator*

Date: 08-11-2010

cc: Linda Avery, *Recording Secretary*, Historic Preservation Commission
Vimaliza Byrd / Historic Resource Impact Review File







SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT

SEP - 3 2010

Environmental Evaluation Application

SAN FRANCISCO
PUBLIC LIBRARY

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham or Jeanie Poling
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9072, jeanie.poling@sfgov.org

PART 1 - EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4.)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☐ see ariel photo/plan	
Fee RPD Account	☒	
Supplemental Information Form for Historical Resource Evaluation and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☐	☒
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
Tree Disclosure Statement, as indicated in Part 3 Question 4	☐	☒
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

Signed (owner or agent):

(For Staff Use Only) Case No.

v.8.9.2010

KAREN MAUNEY-BRODER
PLANNING UNIT, RPD

Date:

Address:

Block/Lot:

6/30/10

0788 001

PART 2 - PROJECT INFORMATION**Owner/Agent Information**

Property Owner	City and County of San Francisco Rec and Park Department	Telephone No.	831-2791
Address	501 Stanyan Street	Fax No.	415-831-2099
	San Francisco, CA 94117	Email	Cassandra.Costello@sfgov.org
Project Contact	Cassandra Costello	Telephone No.	415-831-2791
Company	Recreation and Park Department	Fax No.	415-831-2099
Address	501 Stanyan Street	Email	Cassandra.Costello@sfgov.org

Site Information

Site Address(es):	Civic Center Plaza
Nearest Cross Street(s)	Plaza bordered by Polk, McAllister, Larkin and Grove Streets
Block(s)/Lot(s)	0788001
	Temp install on portion of 12,000sq footage
Site Square Footage	12,000sq footage
	Height/Bulk District OS (Open Space)
Present or previous site use	Recreational Open Space
Community Plan Area (if any)	N/A

Project Description - please check all that apply

☐ Addition	☐ Change of use	☐ Zoning change	☐ New construction
☐ Alteration	☐ Demolition	☐ Lot split/subdivision or lot line adjustment	
☒ Other (describe)	Temporary Installation	Estimated Cost	\$500,000
Describe proposed use	Seasonal Ice Skating Rink		

**SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW**

CLASS 4(e) Minor Temporary uses
of Land having negligible or no
permanent effects on environment.
Chelsea Fordham 9/1/10
Case # 2010.0773 E2.

Narrative project description. Please summarize and describe the purpose of the project.

Proposal is to erect a temporary seasonal ice rink located in the Civic Center Plaza. The rink will be functional from mid-November through mid-February, with a two week set up and break down period before and after. The rink will be approximately 124 feet in length and 64 feet in width. In addition, the rink will need approximately 66 feet of space on the west end, thus taking up 190 feet in total, for support amenities including toilets, lockers and other necessities required for operation. The heights of the amenities vary between four (4) feet and fifteen (15) feet (the height of the safety lighting).

The Rink will offer opportunities for outdoor recreational ice skating through the winter season with discounts for disadvantaged youth, large groups, and children.

PART 3 – ADDITIONAL PROJECT INFORMATION		Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).		☐	☒
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.		☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____		☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*		☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .		☐	☒
5. Would the project result in ground disturbance of 5,000 gross square feet or more?		☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.		☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.		☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.		☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.		☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.		☐	☒
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.		☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

6'4"

temporarily seasonal
ice rink

1901

Joseph L. Alioto
Performing
Arts Piazza

PART 4 – PROJECT SUMMARY TABLE *N/A See note **

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential				
Retail				
Office				
Industrial				
Parking				
Other (specify use)				
Total GSF				
Dwelling units				
Hotel rooms				
Parking spaces				
Loading spaces				
Number of buildings				
Height of building(s)				
Number of stories				
Please describe any additional project features that are not included in this table: <i>* All existing uses in park to be retained. This ice rink is a temporary installation.</i> Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.				



**SAN FRANCISCO
PLANNING DEPARTMENT**

RECEIVED Date received:

JUL 02 2010

Environmental Evaluation Application

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
MEA

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in *italics* are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham, or Monica Pereira
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9107, monica.pereira@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	☐
Two sets of project drawings (see "Additional Information" at the end of page 4.)	☒	☐
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	☐
Fee	☒	☐
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☒	☐
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☐

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

GOVERNMENT
DOCUMENTS DEPT.

SEP - 9 2010

(For Staff Use Only) Case No. 2010.0604E

Address: 31 CASA WAY

Block/Lot: 418A/011

SAN FRANCISCO
PUBLIC LIBRARY

~~EXEMPT~~ EXEMPT FROM ENVIRONMENTAL REVIEW

Exempted 09-02-2010

Class 1(e)(2) Addition of less than 10,000 sq. ft.

Signed (owner or agent):



Date:

7/1/10

owner, Tim Harts

PART 2 – PROJECT INFORMATION**Owner/Agent Information**

Property Owner	<u>Valerie and Tim Houts</u>	Telephone No.	<u>(415) 292-2387</u>
Address	<u>62 Retiro Way</u>	Fax No.	
	<u>San Francisco, CA 94123</u>	Email	<u>timhouts@pacbell.net</u>
Project Contact	<u>Lorin Hill</u>	Telephone No.	<u>510-654-2552</u>
Company	<u>Lorin Hill, Architect</u>	Fax No.	<u>510-654-2555</u>
Address	<u>6573 Shatuck Ave.</u>	Email	<u>lhill@hillarch.com</u>
	<u>Oakland, CA 94609</u>		

Site Information

Site Address(es):	<u>31 Casa Way</u>		
Nearest Cross Street(s)	<u>Retiro Way</u>		
Block(s)/Lot(s)	<u>0418A/011</u>	Zoning District(s)	<u>RH-3</u>
Site Square Footage	<u>2491</u>	Height/Bulk District	<u>40 ft.</u>
Present or previous site use	<u>single family dwelling</u>		
Community Plan Area (if any)			

Project Description - please check all that apply

☒ Addition	☐ Change of use	☐ Zoning change	☐ New construction
☒ Alteration	☐ Demolition	☐ Lot split/subdivision or lot line adjustment	
☐ Other (describe)		Estimated Cost	<u>\$525,000</u>
Describe proposed use	<u>single family dwelling</u>		

Narrative project description. Please summarize and describe the purpose of the project.

The proposed project is a two story addition to an existing two level home that is substandard in height relative to the neighborhood context. A two-story projection into the rear yard will be removed, improving the mid-block open space. It will remain a single family home. The additions are stepped back from the street face, and the fourth floor is comprised of one large room plus front and rear terraces.

1. The existing building – box-like and plain - has no significant contributory architectural character requiring preservation.
2. The existing building's size is starkly out of character for the neighborhood context of three and four story buildings.
3. The proposed project vastly improves the streetscape character and is much more in keeping with the scale of the neighborhood
4. The proposed project is extremely deferential to the adjacent architecturally significant Mediterranean home at 25 Casa Way. In fact, the design was achieved in consultation and collaboration with the owners of 25 Casa.

PART 3 – ADDITIONAL PROJECT INFORMATION		Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☒	☐	
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒	
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒	
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☒	☐	
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	☒	☐	
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒	
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒	
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒	
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒	
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒	
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒	
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒	

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.





SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Project Address: 31 Casa Way
Block/Lot: 0418A/011
Case No.: 2010.0604E
Date of Review: August 27, 2010
Planning Dept. Reviewer: Sophie Hayward
(415) 558-6372 | sophie.hayward@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT

☐ Demolition☐ Alteration☒ Addition

PROJECT DESCRIPTION

The proposed project includes a two-story vertical addition to the existing single-family home. The existing structure is a one-story-over-garage residence that, according to the County Assessor's records, measures approximately 1,465 square feet and provides one off-street parking space. With the proposed addition, the subject building would measure approximately 4,628 square feet and would be three-stories over a garage that provides one off-street parking space. The subject building would remain a single-family home.

PRE-EXISTING HISTORIC RATING / SURVEY

The County Assessor's records indicate that the building was constructed in 1931, which is consistent with information submitted by the Project Sponsor in the submitted "Supplemental Information Form."¹ The submitted information includes a copy of the original Building Permit Application, which indicates that the subject building was constructed in 1931. Although the subject building is not included on any historic surveys and is not included on the National or the California Registers, its recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.² It does not appear that the subject building is an historic resource for the purposes of CEQA review.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on the west side of Casa Way between Marina Boulevard and Retiro Way in the Marina District. The property is located within an RH-3 (Residential, House, Three-Family) Zoning District and a 40 -X Height and Bulk District. Casa Way at this location is characterized by single- and multi-family homes that are generally two- and three-stories above garages at grade level. Buildings are constructed in a range of architectural styles including the Marina style, modified Mission Revival style,

¹ "Supplemental Information Form," prepared by Lorin Hill, Architect. The report is included in the case docket (Case No. 2010.0604E) for the proposed project, and is available for viewing by request at the Planning Department, 1650 Mission Street, 4th Floor, San Francisco, CA, 94103.

² Please see "Preservation Bulletin #16," available online at:

http://www.sfgov.org/site/uploadedfiles/planning/projects_reports/PresBulletin16CEQA10_8_04.PDF (November 2, 2007)

and other modified revival styles. The subject property is notable on the block face for its anomalous size; it appears to be one of the smallest, shortest homes on the block-face. The neighborhood is not within an identified historic district and there are no known historic resources on the subject or facing blocks. It does not appear that the subject property is located within a potential historic district for the purposes of CEQA.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: Below is an evaluation of the subject property against the criteria for inclusion on the California Register; it does not appear that the subject property is eligible for the California Register. Staff finds that the subject building is not individually eligible for the California Register, nor is it located within a potential historic district.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

As noted above, based on information submitted by the Project Sponsor, it appears that the subject building was constructed in 1931, by noted San Francisco developer Henry Stoneson. Stoneson was a prominent San Francisco developer, most famous for his work in the southwest portion of the city including residential enclaves such as Lakeside and the Stonestown Shopping Mall. Although the subject property appears to have been constructed by a prominent residential developer, it does not appear that the subject building is associated with a specific event that has made a significant contribution to broad patterns of local or regional history, and that the subject building is not eligible for listing on the California Register under Criterion 1.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

There is no known association between the subject property and persons important in our local, regional, or national past. The first known owner of the subject building was Henry Stoneson, who was – as noted above – a prominent local developer whose most significant contributions to the development of San Francisco are focused in the southwest portion of the city. The submitted Supplemental Information Form includes a chain of title which cites early subsequent owners of the subject building, including Glen L. and Elinor J. Ellis, John A. and Delores Petkoff, and Guenther and

Betty Zimmerman. No information submitted by the Project Sponsor indicates that the subject building is associated with a significant person. It does not appear that the subject building is eligible for listing on the California Register under Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject building is situated on a standard sized lot that measures approximately 25' by 100', and is a wood frame structure constructed rectangular plan, clad in smooth stucco. A single bay window projects on the street-facing elevation, and stairs – which will be retained in the proposed project – ascend from grade. The primary entrance is recessed on one side. The submitted Supplemental Information Form characterizes the subject building in the following manner:

The existing building – box-like and plain – has no significant contributory architectural character requiring preservation. The structure's architectural style is vaguely traditional with indeterminate references and minimal character. It is essentially a plain stucco box with an off-balance projecting box bay window tight to the property line on one side.³

Based on the criteria for eligibility for the California Register, 31 Casa Way does not appear to be eligible for inclusion on the California Register individually or as a contributor to a potential historic district based on Criterion 3.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

Notes: Evaluation of integrity is not applicable as the subject building has not been shown to be significant under California Register criteria.

³ "Supplemental Information Form," Page 1.

3. Determination Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (*Go to 6. below*)

☐ Historical Resource Present (*Continue to 4.*)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project would not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5. if the project is an alteration*).

☐ The project is a significant impact as proposed. (*Continue to 5. if the project is an alteration*)

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: As noted above, the subject building does not appear to be an historic resource, nor does it appear to be located within a potential historic district. It does not appear that the proposed project would have an adverse effect on off-site historical resources.

PRESERVATION COORDINATOR REVIEW

Signature: _____

Tim Frye, Acting Preservation Coordinator

Date: _____

8/27/10

CC:

Linda Avery, *Commission Secretary*, Historic Preservation Commission
Vernaliza Byrd / Historic Resource Impact Review File
Shelley Caltagirone, Neighborhood Planner, NW Quadrant

G:\DOCUMENTS\historic\31 Casa Way.doc

31 CASA WAY - BLOCK FACE &
ADJACENT BUILDINGS

31 CASA WAY







SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2010.0626E
Project Title: 4301 3rd Street
Zoning: NC-3 (Neighborhood Commercial – Moderate-Scale),
Third Street Special Use District
40-X Height and Bulk District
Block/Lot: 5278/016
Lot Size: 9,857 square feet
Project Sponsor: Michael Simmons
(415) 845-5527
Staff Contact: Pilar LaValley – (415) 575-9072
pilar.lavalley@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The project site is located on the southeast corner of 3rd Street and Jerrold Avenue in the Bayview/Hunter's Point neighborhood. The 9,857 square foot (sf) property is occupied by a one-story, unreinforced masonry, industrial/office building. The building was constructed in 1927. The project involves seismic upgrade, interior remodeling, replacement of existing skylights, installation of new windows, awnings, and new entrance storefront, and repair and re-pointing of brick. The proposed project would result in adaptive use of the building for offices and meeting rooms for a non-profit college preparatory program. The approximately 20-foot building height would not change.

EXEMPT STATUS:

Categorical Exemption, Class 1 (State CEQA Guidelines Section 15301)

GOVERNMENT
DOCUMENTS DEPT

REMARKS:

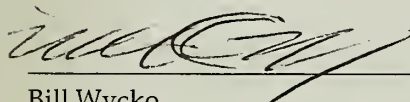
See next page.

SEP 24 2010

DETERMINATION:

SAN FRANCISCO
PUBLIC LIBRARY

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


Bill Wycko
Environmental Review Officer


Date

cc: Michael Simmons, Project Sponsor
Brett Bollinger, MEA Division
Pilar LaValley, Neighborhood Planning Division

Supervisor Sophie Maxwell, District 10
Virna Byrd, M.D.F.
Historic Preservation Distribution List

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the building at 4301 3rd Street is an historical resource as defined by CEQA. Under the San Francisco Planning Department CEQA Review Procedures for Historic Resources,¹ the property is a Category B building based on age and information in the Unreinforced Masonry Building (UMB) and Bayview/Hunter's Point Redevelopment Plan survey.

In a memorandum signed September 2, 2010, Planning preservation staff determined that the building on the subject property is an historical resource.² As described in the memorandum, the building, constructed in 1927, is eligible for inclusion on the California Register under Criterion 3 (Architecture) as an example of industrial masonry architecture from the late 1920s. As described in the memorandum, although it has been previously altered, the existing building retains much of its integrity with respect to setting, location, association, design, workmanship, feeling, and materials. While the building has undergone alterations from its original construction, it continues to convey much of its significance.³

The proposed project's alteration of the existing structure was found to be consistent with the Secretary of the Interior's Standards; it would not cause a substantial adverse change in the significance of an historical resource. Character-defining features of the building, which include brick piers and cladding, steel trusses, one-story massing with parapet, fenestration pattern, and fanlight transom, will be preserved. Compatible new windows, awnings, and entrance storefront would be installed in existing openings. Seismic upgrades will be installed from the interior and will not impact historic fabric or the historic appearance of the exterior.

The proposed project would rehabilitate historic fabric and adaptively use the former industrial building in a manner that is consistent with the Secretary of the Interior's Standards such that it would not impact the historic significance of the subject building.

CEQA State Guidelines Section 15301, or Class 1, provides an exemption from environmental review for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features involving negligible, or no expansion of use beyond that existing at the time of the lead agency's determination. In particular, Class 1(a) allows for interior or exterior alterations. Therefore, the proposed interior alterations to the existing building would be exempt from environmental review under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The property is a potential historical resource, and the proposed project would not adversely impact the resource or any off-site historical resources. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

¹ San Francisco Preservation Bulletin No. 16, City and County of San Francisco Planning Department CEQA Review Procedures for Historic Resources. Available at <http://www.sfgov.org/planning/mea>.

² Historic Resource Evaluation Response Memorandum for 4301 3rd Street from Pilar LaValley, Preservation Technical Specialist, to Brett Bollinger, Environmental Planner, September 2, 2010. A copy of this memorandum is attached.

³ Ibid.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 4301 3rd Street
Block/Lot: 5278/016
Case No.: 2010.00626E
Date of Review: September 2, 2010
Planning Dept. Reviewer: Pilar LaValley
(415) 575-9084 | pilar.lavalley@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT

☐

Demolition

☒

Alteration

PROJECT DESCRIPTION

The proposed project is rehabilitation and adaptive use of the existing vacant industrial building, formerly used as a medical office and clinic, for use as offices and meeting rooms for a non-profit college preparatory program. Proposed work includes seismic upgrade, interior remodeling, replacement of existing skylights, installation of new windows and awnings, installation of a new entrance storefront, and repair and re-pointing of brick. The proposed project is depicted in conceptual plans, dated August 31, 2010, prepared by Turnbull Griffin Haesloop Architects. Page & Turnbull, Inc. prepared a memorandum, dated July 28, 2010, evaluating the proposed project for conformance with the *Secretary of the Interior's Standards for Rehabilitation* (Page & Turnbull memo). KDI Land Use Planning also prepared a Supplemental Form for Historic Resources, dated June 11, 2006 (KDI report).

PRE-EXISTING HISTORIC RATING / SURVEY

Constructed in 1927, the subject property was previously surveyed in the 1990 Unreinforced Masonry Building Survey and as part of the Historic Resources Survey for the Bayview/Hunter's Redevelopment Plan and EIR (prepared by Carey & Co., August 2001, with update in April 2004). The Bayview/Hunter's Point Survey assigned a status code of "5," or "appears eligible for local designation." Although the subject property is not included on the National or the California Registers, the previous surveys and recorded date of construction make it a "Category B" building for the purposes of CEQA review by the Planning Department. For the purposes of this review of potential impacts, the property is presumed to be an historical resource pursuant to CEQA.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject property is located on the southeast corner of 3rd Street and Jerrold Avenue in the Bayview/Hunter's Point neighborhood. Adjacent properties contain a four-story residential-over-commercial building (3rd Street) constructed in 2007 and a two-story-over-basement residential building (Jerrold Avenue) constructed in 1910. Other properties in the vicinity on 3rd Street include a two-story church (1950), vacant lots, and one- to two-story commercial/industrial buildings. Visual continuity is mixed in terms of architectural style and materials along 3rd Street although Jerrold Avenue contains a number of residential buildings of a similar architectural vocabulary.

Several nearby buildings along 3rd Street were also included in the Carey & Co. survey for the Bayview/Hunter's Point Redevelopment Plan and EIR.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☒ Yes ☐ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context
If Yes; Period of significance:

The subject property appears potentially eligible for listing on the California Register under Criterion 3 (Architecture) as an example of a late 1920s industrial/commercial, unreinforced masonry building in the Bayview/Hunter's Point neighborhood. For the purposes of this review, the property is presumed to be an historical resource, however, a detailed evaluation of the property against the criteria has not been conducted to date. The property and building description are taken from the Page & Turnbull memo and KDI report.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

To date, no information related to an association with significant events and the subject property has been provided. Therefore, the subject property does not appear eligible under Criterion 1.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;

According to the KDI report, the subject property was developed by Sisto Rasori, the documented owner and builder of the existing building. No further information about Rasori has been located. Subsequent owners include Attilio and Amelia Armanino (?-1969), Bert R. Mayta (1973-1989), and Jensen & Mayta (1989-present). According to information in the KDI report, Attilio Armanino was the manager of the Bayview branch of the Bank of Italy. Bert Mayta was one of the founders of San Francisco-based remodeling contracting business, Jensen & Mayta. The potential significance under Criterion 2 cannot be determined at this time. Given the available information, it does not appear that the subject property is associated with the lives of important persons in our past.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject property contains a one-story, industrial-style building, with a flat composite roof with parapet with a gabled centerpiece. A concrete cartouche is centered on the gabled parapet and the roof contains several modern, domed skylights. The brick building is comprised of beige bricks laid in an English bond pattern on the primary and Jerrold Avenue façades. The primary façade contains five bays and the side (Jerrold) façade contains nine bays; all original window openings have been filled with lath and plaster. At the front façade, the central bay projects slightly and features an arched entrance that contains a metal roll-up door surmounted by a canopy. The entrance is capped by a fan-shaped transom light. The interior contains contemporary office partitions and a drop ceiling; the original steel truss system is visible above the ceiling.

Based on Assessor's records and Building Permit information, it appears that the subject building was constructed in 1927 for use as a machine shop. There is no information regarding an architect or contractor associated with the construction of the building. The building was altered in 1970 for office use and fenestration was infilled.

The subject property embodies the distinctive characteristics of a type (masonry industrial) and period (1920s). The subject property appears potentially eligible for the California Register under Criterion 3.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☒ Retains ☐ Lacks
Workmanship: ☒ Retains ☐ Lacks

Setting: ☒ Retains ☐ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☒ Retains ☐ Lacks

Although the property's materials and workmanship have been compromised by the removal and infill of original windows, the property generally retains all aspects of historic integrity and continues to convey its potential historical significance.

-
3. **Determination of whether the property is an "historical resource" for purposes of CEQA.**

☐ No Resource Present (*Go to 6 below.*)

☒ Historical Resource Present (*Continue to 4.*)

-
4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

- ☒ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)
- ☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

Staff has reviewed the project proposal and concurs with Page & Turnbull's *Secretary of the Interior Standards for Rehabilitation (Standards)* analysis. Based upon this analysis, staff finds that the project would not cause a substantial adverse change in the resource such that the significance of the building would be materially impaired. The following is an analysis of the proposed project impacts to the historic resource.

- The project would not negatively impact the character-defining features of the building and would install new windows and entrance storefront that are clearly differentiated but compatible with the historic materials, features, size, scale, and proportion of the existing building.
- The historic character of the property will be retained and preserved. The proposed project will re-point brick, re-open windows and the main entrance, and rehabilitate the fanlight transom and decorative concrete cartouche. These significant features will be repaired and retained.
- The proposed seismic upgrade will consist of new foundation and on the interior walls would be reinforced with shotcrete. The proposed shotcrete shear walls will not block existing fenestration openings nor will the proposed seismic upgrade physically alter the exterior appearance of the existing building.
- With the exception of the seismic upgrade, all proposed work could be removed entirely in the future without harming the historic integrity building.

-
5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

Staff concurs with Page & Turnbull's identification of character-defining features of the building as:

- Irregularly-shaped plan.
- One-story massing with parapet roof.

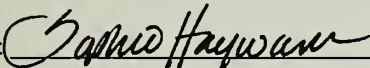
- Brick piers, steel trusses, and brick cladding.
 - Fenestration pattern and configuration of windows and main entrance.
 - Fanlight above main entrance, cartouche, and brick cladding.
-

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

There do not appear to be any off-site historical resources in the immediate vicinity that could be affected by the proposed project.

PRESERVATION COORDINATOR REVIEW

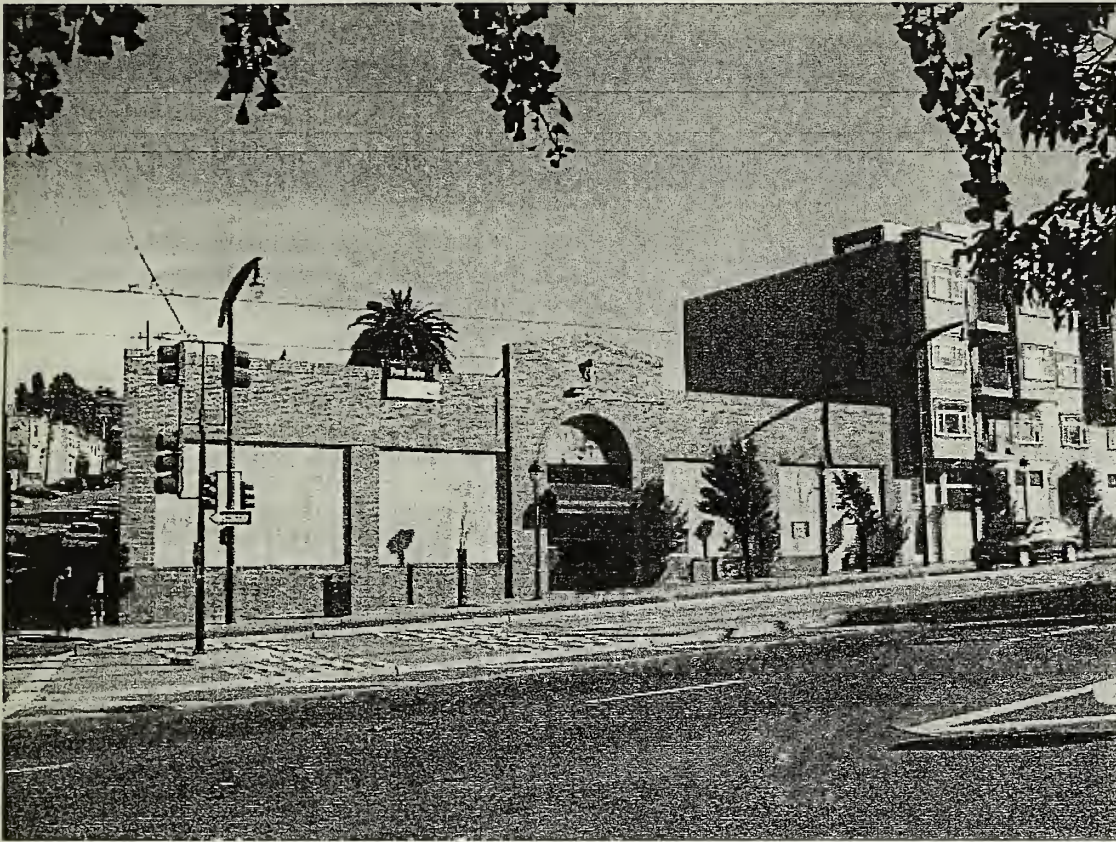
Signature: 
Sophie Hayward, Acting Preservation Coordinator

Date: 09-03-2010

cc: Linda Avery, Recording Secretary, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File

PL: G:\DOCUMENTS\4301 3rd St\Historic Resource Evaluation Report real.doc





4301 Third Street – Existing West Façade



4301 Third Street – Existing North Façade





SAN FRANCISCO PLANNING DEPARTMENT

Date received:

Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham, or Monica Pereira
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9107, monica.pereira@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or <i>Historic Resource Evaluation Report</i> , as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☐

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

GOVERNMENT
DOCUMENTS DEPT

NOV - 4 2010

(For Staff Use Only) Case No. 2010.0724E

Address: 2324 19th St
Block/Lot: 4027/45

SAN FRANCISCO
PUBLIC LIBRARY

Signed (owner or agent):

Gay Kaslyn

Date:

7/31/10

CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 1: MINOR ALTERATION OF EXISTING, PRIVATE STRUCTURE
INVOLVING NEGLIGIBLE EXPANSION OF USE BEYOND THAT
PREVIOUSLY EXISTING

Matt Wehrhah 10/25/10
Approved Planning Dept. Matt Wehrhah, Preservation Planner

PART 2 – PROJECT INFORMATION**Owner/Agent Information**

Property Owner	<u>Alexander Plotitsa</u>	Telephone No.	<u>415.846.3051</u>
Address	<u>2324 19th Street</u>	Fax. No.	<u>415.255.8839</u>
		Email	<u>sasha@d-zin.com</u>
Project Contact	<u>Troy Kashanipour</u>	Telephone No.	<u>415.431.0869</u>
Company	<u>Troy Kashanipour Architecture</u>	Fax No.	<u>415.431.0869</u>
Address	<u>2325 Third Street, Suite 413</u>	Email	<u>tk@tkworkshop.com</u>
	<u>San Francisco, CA 94107</u>		

Site Information

Site Address(es):	<u>2324 19th Street</u>		
Nearest Cross Street(s)	<u>San Bruno Avenue</u>		
Block(s)/Lot(s)	<u>4027 /15</u>	Zoning District(s)	<u>RH-2</u>
Site Square Footage	<u>635 sqft</u>	Height/Bulk District	<u>40-X</u>
Present or previous site use	<u>Single Family Dwelling</u>		
Community Plan Area (if any)			

Project Description - please check all that apply

☒ Addition	☐ Change of use	☐ Zoning change	☐ New construction
☒ Alteration	☐ Demolition	☐ Lot split/subdivision or lot line adjustment	
☐ Other (describe)		Estimated Cost	<u>\$322,650</u>

Describe proposed use Single Family Dwelling

Narrative project description. Please summarize and describe the purpose of the project.

Remodel of the existing two story dwelling. Vertical addition of full third story. Fourth Story addition with front setback.

PART 3 – ADDITIONAL PROJECT INFORMATION		Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☒	☐	
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HREER)* will be required. The scope of the HREER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒	
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒	
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒	
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	☒	☐	
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒	
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☐	
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒	
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒	
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe. Rear Yard Variance	☒	☐	
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒	
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒	

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 2324 19th Street
Block/Lot: 4027/015
Case No.: 2010.0724E
Date of Review: October 14, 2010
Planning Dept. Reviewer: Matt Weintraub
(415) 575-6812 | matt.weintraub@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT ☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposed project involves construction of a vertical addition (including a full third story and a partial fourth story) to an existing two-story single-family dwelling. The proposed project would increase floor area from 1,248 square feet (existing) to 2,291 square feet (proposed), a net increase of 1,347 square feet.

PRE-EXISTING HISTORIC RATING / SURVEY

There is no pre-existing historic rating or survey information for the subject building. The County Assessor lists the year built as 1932. SFPUC records indicate that water service for the subject building was activated in 1930. According to the Department's Preservation Bulletin No. 16, the subject building is categorized as a CEQA Category "B" building (requires further information and consultation) for the purposes of CEQA because the building was constructed circa 1932 and is over 50 years of age. A Supplemental Information Form for Historical Resource Evaluation dated July 28, 2010, was submitted by the Project Sponsor.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject property is located on the north side of 19th Street between San Bruno Avenue and the Bayshore Freeway on the western slope of Potrero Hill. The property is located within a RH-2 (Residential, House, Two-Family) Zoning District and a 40 -X Height and Bulk District. The area immediately surrounding the project site consists primarily of single-family dwellings of varying sizes, ranging from small cottages to large houses, which were constructed and/or renovated over a period of time that spans from the late 19th century to the recent 20th century. As such, buildings in the vicinity of the project display a mixture of unrelated architectural styles and designs, and the area lacks any type of cohesive architectural character. The area has not been included in any recent survey of historic and/or cultural properties.

- 1. California Register Criteria of Significance:** A building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed.

Event: or ☐ Yes ☒ No ☐ Unable to determine

Person: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context
If Yes; Period of significance:

The subject property does not appear to be eligible for listing on the California Register as either an individual resource or as a contributing building within a historic district. Below is an evaluation of the subject property against the criteria for inclusion on the California Register based upon information provided by the Project Sponsor and professional analysis by Department staff.

Event: There is no information provided by the Project Sponsor or located in the Department's background files to indicate that the subject building was associated with any event that made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. Construction of the subject building in or around 1932 appears to have been loosely connected with the construction of the adjacent Bayshore Freeway. In 1929, a transfer of land from private ownership to the City for freeway right-of-way apparently also resulted in subdivision and creation of the subject lot. The subject building was constructed shortly thereafter. While construction of the Bayshore Freeway was an important historical development, the indirect relationship of the Bayshore Freeway to the subject property does not constitute a significant historical event. Construction of the subject building appears to have been a singular event unrelated to important cultural, social, political, or other historical events that occurred at the time in the City, the State, or the nation. The subject building is therefore determined not to be eligible under this criterion.

Person: There is no information provided by the Project Sponsor or located in the Department's background files to indicate that the subject building was associated with any person who made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. Construction, ownership, and occupancy of the subject buildings appear to have involved people that were not known to be important in the history of the City, the State, or the nation. The subject building is therefore determined not to be eligible under this criterion.

Architecture: There is no information provided by the Project Sponsor or located in the Department's background files to indicate that the subject building embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values. The architect and builder are unknown. According to information provided by the Project Sponsor, "This house is a stripped down version of Mission style without the overhanging eaves, pillars, or gabled tile roof that are characteristic of the style." Visual inspection by Department staff indicates that the subject building appears to be the work of a commercial builder who employed standard designs, plans, materials and features of the period without significant innovation or creativity that would qualify it as an important or representative example of architecture from the period. The subject building is therefore determined not to be eligible under this criterion.

Information: There is no information provided by the Project Sponsor or located in the Department's background files to indicate that the subject property is likely to yield information important to a better understanding of prehistory or history. The subject building is therefore determined not to be eligible under this criterion.

2. **Integrity** is the ability of a property to convey its significance. To qualify as a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☐ Retains	☐ Lacks	Setting:	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	Feeling:	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	Materials:	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

Note: Since the subject building was determined not to be significant under the California Register criteria, an analysis of integrity is not necessary.

3. **Determination of whether the property is an "historical resource" for purposes of CEQA.**

☒ No Resource Present (*Go to 6 below.*) ☐ Historical Resource Present (*Continue to 4.*)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)

☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

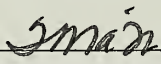
5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.
-

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

The area immediately surrounding the project site consists primarily of single-family dwellings of varying sizes, ranging from small cottages to large houses, which were constructed and/or renovated over a period of time that spans from the late 19th century to the recent 20th century. As such, buildings in the vicinity of the project display a mixture of unrelated architectural styles and designs, and the area lacks any type of cohesive architectural character. None of the buildings located on the block upon which the subject property is located, or on the block located across the street from the subject property, have been previously identified as historic properties in any previous surveys. The proposed project is therefore determined not to have potential for adverse effect on off-site historic resources, including historic districts.

PRESERVATION COORDINATOR REVIEW

Signature: 
Tina Tam, *Preservation Coordinator*

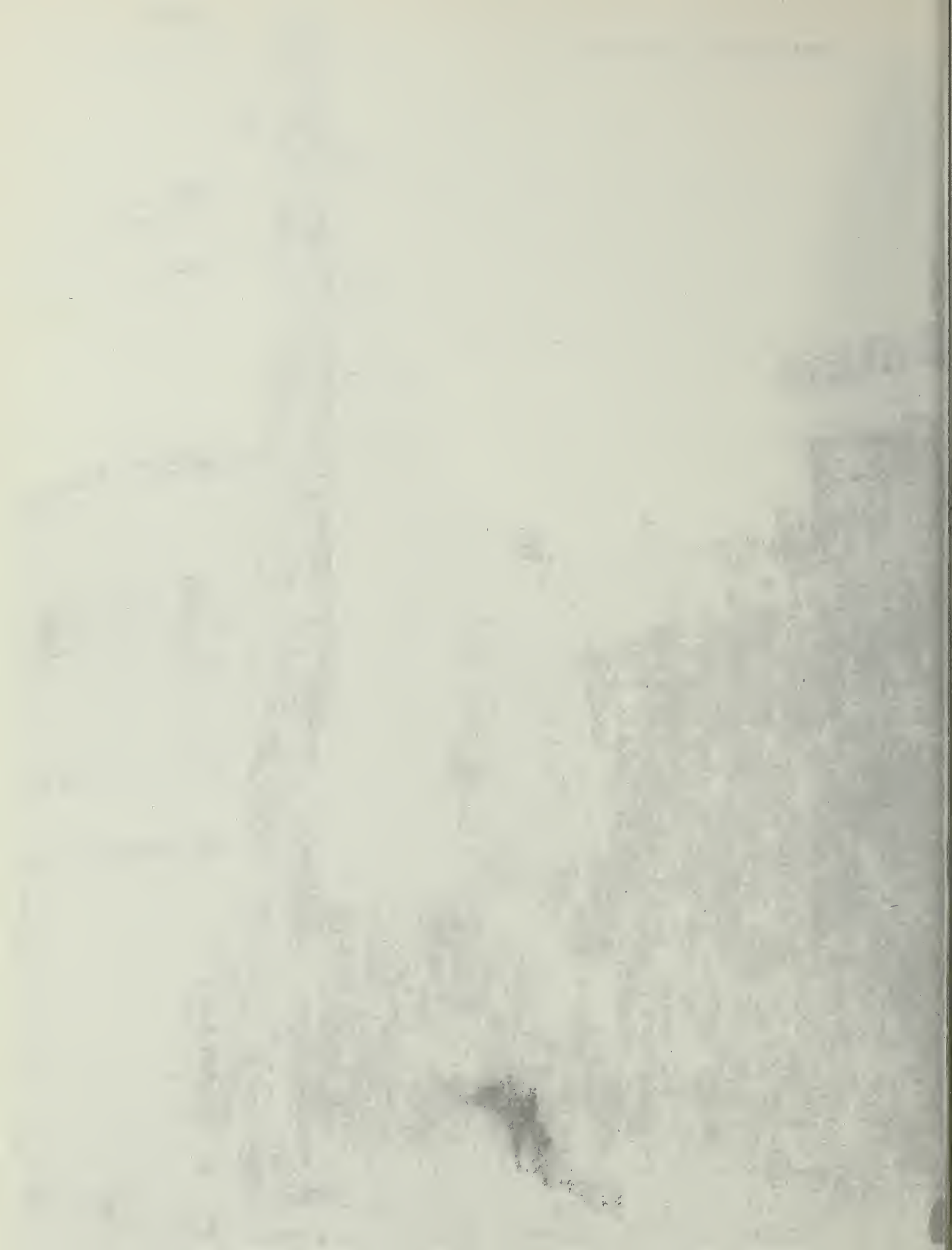
Date: 10-15-2010

cc: Linda Avery, *Recording Secretary*, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File

Attachment: Supplemental Information Form for Historical Resource Evaluation prepared by Troy Kashanipour and dated July 28, 2010.

Front and West Elevations, 2324 19th Street







SAN FRANCISCO PLANNING DEPARTMENT

Date received:

Environmental Evaluation Application

Environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in *italics* are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, or #10 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Kienker. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Leigh Kienker
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9036, leigh.kienker@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
<i>Supplemental Information Form for Historical Resource Evaluation and/or Historic Resource Evaluation Report</i> , as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

Signed (owner or agent):

Date:

11/19/09
SAN FRANCISCO
PUBLIC LIBRARY

(For Staff Use Only) Case No. 2009.1074E

Address: 2045 Balboa St.

Block/Lot: 1617/052B

PART 2 – PROJECT INFORMATION**Owner/Agent Information**

Property Owner	<u>John Huang</u>	Telephone No.	<u>415-812-1739</u>
Address	<u>566 34th Avenue</u>	Fax No.	<u></u>
	<u>San Francisco, CA 94121</u>	Email	<u>john@go2construction.com</u>
Project Contact	<u>John W. Lau</u>	Telephone No.	<u>415-831-7180</u>
Address	<u>5616 Geary Boulevard, #201</u>	Fax No.	<u>415-831-7181</u>
	<u>San Francisco, CA 94121</u>	Email	<u>dicksongroup@yahoo.com</u>

Site Information

Site Address(es):	<u>2645 Balboa Street</u>		
Nearest Cross Street(s)	<u>28th Avenue, and 27th Avenue</u>		
Block(s)/Lot(s)	<u>1617 / 032B</u>	Zoning District(s)	<u>RH-2</u>
Site Square Footage	<u>2,250</u>	Height/Bulk District	<u>40-X</u>
Present or previous site use	<u>Single Family Dwelling</u>		
Community Plan Area (if any)	<u>None</u>		

Project Description - please check all that apply

☐ Addition	☐ Change of use	☐ Zoning change	☐ New construction
☒ Alteration	☐ Demolition	☐ Lot split/subdivision or lot line adjustment	
☐ Other (describe)	<u></u>	Estimated Cost	<u>\$400,000</u>

Describe proposed use 2-unit residential

Narrative project description. Please summarize and describe the purpose of the project.

The project is a vertical and horizontal extension of a two story single family residential building and converts it to a four story two-unit residential building in the RH2 District.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a Wind Analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in a Community Plan Area? If yes, please identify the area (for example, Market/Octavia). _____ If the project is an addition of more than 10,000 square feet or demolition/construction of more than six dwelling units, please submit a <i>Community Plan Area Supplemental Information Form</i> .	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	1472	1472	3313	4785
Retail	N/A	N/A	N/A	N/A
Office	N/A	N/A	N/A	N/A
Industrial	N/A	N/A	N/A	N/A
Parking	648	591	-57	591
Other (specify use)	none	none	none	none
Total GSF	2120	2063	3256	5376

Dwelling units	1	1	1	2
Hotel rooms	N/A	N/A	N/A	N/A
Parking spaces	2	2	0	2
Loading spaces	N/A	N/A	N/A	N/A
Number of buildings	1	1	0	1
Height of building(s)	19'	19'	20'	39'
Number of stories	2	2	2	4

Please describe any additional project features that are not included in this table:

None

Additional Information: Project drawings should include existing and proposed site plan, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **Transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 1(e)

[Signature] 2/22/2010

[Signature] 9/27/2010

per revised HRER dated 9/23/10



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

MEA Planner: Brett Bollinger
Project Address: 2645 Balboa Street
Block/Lot: 1617/032B
Case No.: 2009.1094E
Date of Review: September 23, 2010
Planning Dept. Reviewer: Aaron Starr
(415) 558-6362 | aaron.starr@sfgov.org

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT ☐ Demolition ☒ Alteration ☒ Addition

PROJECT DESCRIPTION

The subject 2,250 sq. ft. property contains one 1,472 sq. ft., two-story, single-family building. The proposed project includes constructing a two-story vertical addition, a rear horizontal addition, infilling a recess at the front façade and front façade alterations. The resulting structure will be a four-story, two-unit, 4,785 sq. ft. building.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject building was constructed in 1922 by the construction and development firm the Meyers Brothers and designed by the architect H. C. Baumann. 2645 Balboa is not included on any surveys and is not located within a designated historic district. The building's recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject parcel is located on the south side of Balboa Street between 27th and 28th Avenues in the City's Outer Richmond District. The neighborhood is residential in character and made up of two- and three-story stucco clad buildings predominantly constructed between 1921 and 1940.

In its January 13, 2006 ruling (Motion Number: M06-11), the Board of Supervisors established a historic district located on 27th Avenue and Balboa Street consisting of nine properties (i.e., 701-703, 705-707, 711, 717, 721, 725 and 729 27th Avenue and 2625 and 2631 Balboa Street). The Board found that these buildings were:

"... constructed in 1916 from plans by architect Edward Eyestone Young, who is presumed to be a master architect, that nearly all of these structures retain integrity and have a design and scale that creates a cohesive block face, and, therefore, are eligible to compose an historic district for the purposes of CEQA by California Register Criteria 3."

A Historic Resource Evaluation (HRE) prepared by Carey and Company in response to the Board of Supervisors' action included a survey of the other homes in the area. The survey conducted by Carey and Company identified an Area of Potential Effect (APE) that included the subject property at 2645 Balboa Street. The conclusion of the HRE found that, other than the area identified by the Board of Supervisors, there was no potential historic district in the APE. The HRE states that the homes surveyed "were built in spurts over four decades: the 1910s, 1920s, mid to late 1930s and 1940s. By 1950 the survey area was fully developed." The HRE found that the APE "lacks a shared relationship among the properties as required by the California Register of Historical Resources."¹ Therefore, the subject property is not located within a potential historic district, but is approximately 30 feet away from the nine-property historic district identified by the Board of Supervisors in Motion Number: M06-11.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed.

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context
If Yes; Period of significance:

Notes: Below is an evaluation of the subject property against the criteria for inclusion on the California Register; it appears that the subject property is not eligible for the California Register as an individual resource or contributing under any of the following criteria.

Criterion 1: It is associated with the events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.

2645 Balboa Street does not appear to be eligible for listing in the California Register as an individual resource under Criterion 1 (Events). There is no information that would indicate that any historic event took place at this site that is significantly associated with California's or San Francisco's history or cultural heritage.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

2645 Balboa Street does not appear to be a resource under Criterion 2 (Persons). While research into the name of one of the previous owners, Leo Stein, returned several references in the San Francisco Chronicle, it is unlikely that the Leo Stein who lived at 2645 Balboa Street is the same Austrian born playwright and librettist Leo Stein that wrote "The Merry Widow" and other operas. Further Leo

¹ Carey & Co., Inc.. 733 27th Avenue Historic Resource Evaluation (HRE) Report, May 23, 2007. A copy of this report is on file with the Planning Department at 1650 Mission Street 4th Floor and is available for public review by appointment as part of the project file 2005.0142E.

Stein wrote "The Merry Widow" before the subject building was constructed. The other information obtained about Leo Stein specific to San Francisco, such as his involvement with "the Pyramid" fraternal organization and stock transactions, would not make him a person significant pursuant to the California Register or National Register criteria. No other information was obtained about the previous owners that would make them significant pursuant to the California Register or National Register criteria.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

2645 Balboa Street does not appear to be eligible for the California Register under Criterion 3 (Architecture). The subject property is a modest two-story stucco clad Mediterranean revival style house- sometimes referred to as a "Junior 5"- that was constructed by the prolific construction firm the Meyer Brothers and designed by the prolific architect H. C. Baumann. The Meyer Brothers constructed many homes in the Richmond District, and they made a significant contribution to the development of San Francisco. However, their significance appears to lie in how prolific they were and not in any one particular building or unique style. H. C. Baumann was a prolific architect in San Francisco mainly in the 1920s and 1930s. Between 1927 and 1928, he designed 137 apartment buildings. In a career summary he wrote in 1952, he listed more than 400 apartment buildings or hotels, 250 pairs of flats, and 500-single family homes. His best known works include 620 Jones Street (1920), the Gaylord Hotel (SF Landmark #159, constructed in 1930), the Bellaire Tower at 1101 Green Street (1930), 1950 Clay Street (1930), and 1895 Pacific Avenue (1931). Clearly he was an important architect for San Francisco, but his importance lies with his prolific output and the larger apartment and hotel building that he designed.

2645 Balboa is a modest single-family house, done in a style and form found throughout the City and not unique to this particular architect. Were 2645 Balboa part of a larger tract of homes all constructed by Meyer Brothers and designed by H. C. Baumann exhibiting similar characteristics such as typology, style, massing, form, ornamentation and fenestration pattern, this building might have significance as a contributing resource to a larger potential historic district. However, as a standalone building, it lacks distinction and does not qualify as an individual resource or a contributing resource to a potential district pursuant to the California Register or National Register criteria.

Criterion 4: It yields, or may be likely to yield, information in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

The subject building is not eligible for the California Register; therefore an investigation into the subject buildings integrity was not conducted.

3. Determination if whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)

☐ Historical Resource Present (Continue to 4.)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project would not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired.

☐ The project is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: As stated in the Historic District/Neighborhood Context section above, there is a nine-property historic district that was identified by the Board of Supervisors (BOS) in Motion M06-11 that includes a series of buildings along 27th Avenue and Balboa Street. However, the subject building is not located within in this or any other potential historic district.

The proposed project would not have an adverse impact on the adjacent historic district because the proposed project's massing, fenestration pattern, materials, and detailing are consistent with what is

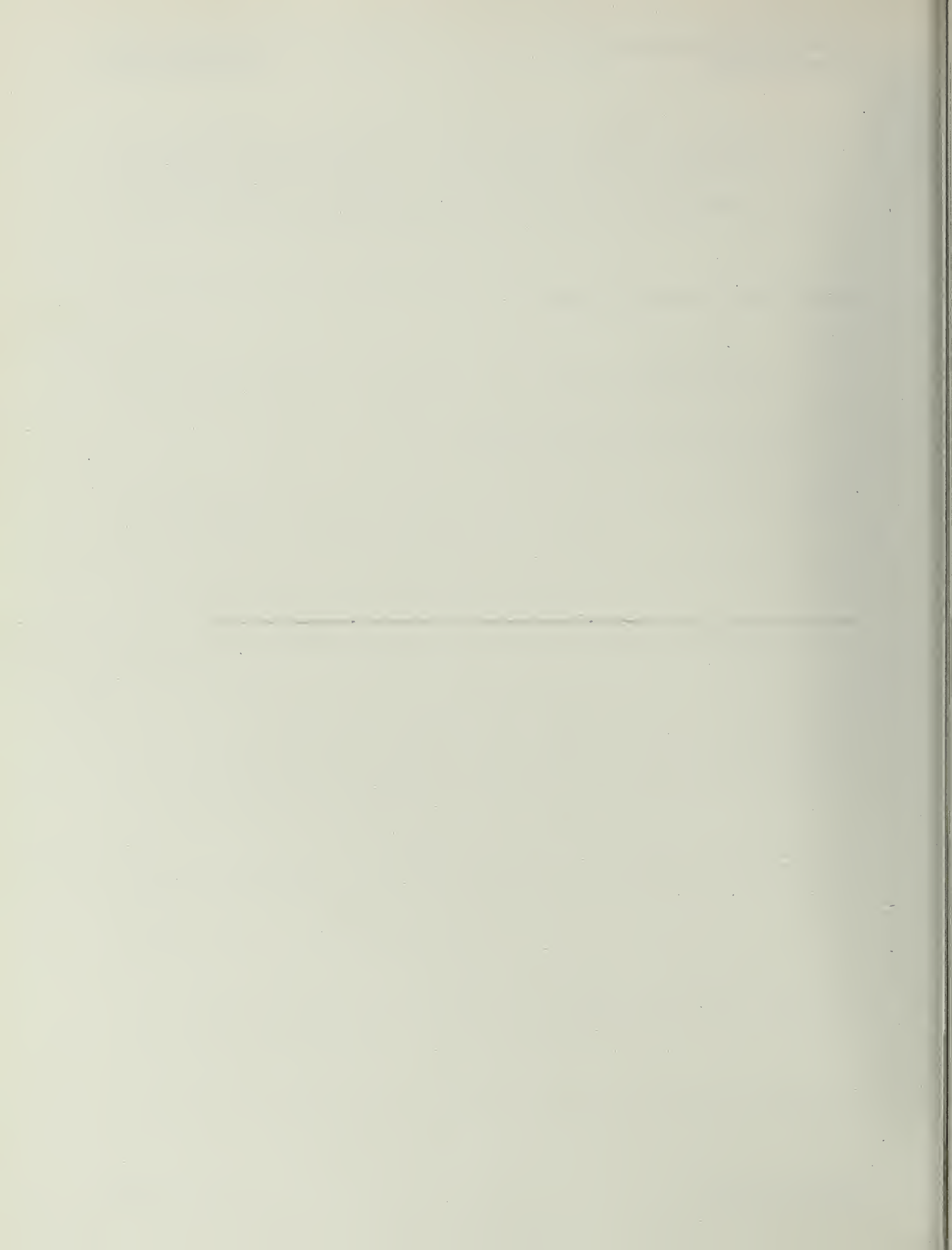
found within the district and on the subject block face so that the setting of the district will not be significantly changed. While the proposed structure is one story taller than the majority of the buildings on the block, the fourth floor is sufficiently set back from the front façade - approximately 15 feet - so that its impact on the street wall as seen from the public right-of-way will be minimized and thus will not have an adverse effect on any off-site historic resources.

PRESERVATION COORDINATOR REVIEW

Signature: *Tina Tam*
Tina Tam, *Preservation Coordinator*

Date: 9-27-2010

cc: Linda Avery, *Recording Secretary*, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File
Beth Skrondal / Historic Resource Address File



Historic Resource Evaluation

Category B/Alteration or Demolition Proposed (Building over 50 Years of Age) – Including Supplemental Information



**2645 Balboa Street
San Francisco, CA 94121**

Publication Date: November 15, 2009

Submitted to:
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103-2479



Date received:

SAN FRANCISCO PLANNING DEPARTMENT

Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

GOVERNMENT
DOCUMENTS DEPT
OCT - 5 2010
Chelsea Fordham, or Monica Pereira
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9107, monica.pereira@sfgov.org

SAN FRANCISCO
PUBLIC LIBRARY

PART 1 - EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☐	☒ included in previous
Fee	☐	☒ submittal
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☐

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

Signed (owner or agent): jerlin

(For Staff Use Only) Case No. 2010.06036

Date: 06/29/10

Address: 2034 Clement St

Block/Lot: 1412/019

PART 2 - PROJECT INFORMATION

Owner/Agent Information

Property Owner 2036 CLEMENT LLC Telephone No. 650-307-7067
 Address 2034-2036 CLEMENT ST Fax No. _____
SAN FRANCISCO, CA 94121 Email _____
 Project Contact JEANNE LIEM Telephone No. 408-391-1938
 Company _____ Fax No. 408-264-6107
 Address 4013 YOLO DR. Email jeanne@liem-arch.com
SAN JOSE, CA 95136

Site Information

Site Address(es): 2034-2036 CLEMENT ST
 Nearest Cross Street(s) 22 ND AVE -
 Block(s)/Lot(s) 1412-019 Zoning District(s) OUTER CLEMENT
 Site Square Footage 3,110 S.F. Height/Bulk District 40/X
 Present or previous site use OFFICE
 Community Plan Area (if any) _____

Project Description - please check all that apply

☒ Addition ☐ Change of use ☐ Zoning change ☐ New construction
☐ Alteration ☒ Demolition ☐ Lot split/subdivision or lot line adjustment
☐ Other (describe) _____ Estimated Cost _____

Describe proposed use APARTMENTS

Narrative project description. Please summarize and describe the purpose of the project.

- DEMO REAR PORTION OF EXISTING BUILDING
- HORIZONTAL & VERTICAL ADDITION OF FRONT BUILDING
- ⇒ GARAGE @ FIRST FLOOR ; 3 UNIT APARTMENTS @ SECOND, THIRD, FOURTH FLOORS

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☐	☒
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☒	☐
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	Ø	Ø	3,745	3,745
Retail	Ø	Ø	Ø	Ø
Office	2,305	Ø	Ø	Ø
Industrial	Ø	Ø	Ø	Ø
Parking	Ø	Ø	1,202	1,202
Other (specify use) Passageway			314	314
Total GSF				5,261
Dwelling units	Ø	Ø	3	3
Hotel rooms	Ø	Ø	Ø	Ø
Parking spaces	1	Ø	3	3
Loading spaces	Ø	Ø	Ø	Ø
Number of buildings	2, ATTACHED		1	1
Height of building(s)	16'		40'	40'
Number of stories	1		4	

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

Shelley Caltagirone 9/30/10
 Approved Shelley Caltagirone

CLASS 1(a) and 3(b)

For demolition of small structures and construction of a 3-unit residential building in an urban area.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 2034-2036 Clement Street
Block/Lot: 1412/019
Case No.: 2010.0603E
Date of Review: September 15, 2010
Planning Dept. Reviewer: Shelley Caltagirone
(415) 558-6625 | shelly.caltagirone@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT

☒ Demolition

☐ Alteration

☒ New Construction

PROJECT DESCRIPTION

The proposal involves demolishing the two existing one-story buildings and constructing a new four-story, three-unit residential building. The project will replace approximately 2,305 square feet of office space with 5,261 square feet of residential space (including 1,202 square feet of parking and 314 square feet of passageway).

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is included on the Unreinforced Masonry Building (UMB) survey. It is not included on any other historic resource surveys or listed on any local, state or national registries. The property is considered a "Category B" (Properties Requiring Further Consultation and Review) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to the age of the buildings constructed in 1928 and 1950 and its listing on the UMB survey.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The "L"-shaped, 3,110-square-foot parcel is located on Clement Street between 21st and 22nd Avenues. The property is located within the Outer Clement Neighborhood Commercial Zoning District and a 40-X Height and Bulk District. The immediate blocks contain primarily commercial and residential buildings with storefront or garages at the ground floor level. The majority of buildings in the neighborhood were constructed between 1906-1929 in the Edwardian and Period Revival styles.

- 1. California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or

☐ Yes

☒ No

☐ Unable to determine

Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context
If Yes; Period of significance:

The subject property does not appear to be eligible for listing on the California Register as either an individual resource or a contributing building within a potential historic district. Below is an evaluation of the subject property against the criteria for inclusion on the California Register based upon information provided by the Historic Resource Evaluation prepared by Tim Kelley Consulting in July 2010.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

Neither building located at 2034-2036 Clement Street is associated with events in the history of the city or state. The buildings do not represent the first development on the lot and do not contribute to any group of buildings that would represent a significant period of development within the city or state. The subject buildings are therefore determined not to be eligible under this criterion.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;

Neither building is associated with the lives of persons important to local or state history. Although Adolph Gasser was a noted photography businessman in the city, the buildings are not significantly associated with his work. The subject buildings are therefore determined not to be eligible under this criterion.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The buildings at 2034-2036 Clement Street are vernacular structures used as commercial and warehouse space and lacking any identifiable style. They do not embody distinctive characteristics of a period, type, or method of construction; represent the work of a master; or possess high artistic value. As such, the buildings do not appear to be eligible under this criterion.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☐ Retains	☐ Lacks	Setting:	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	Feeling:	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	Materials:	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

Since no period of significance is identified for these building, their integrity cannot be assessed. It may be noted, however, that the street façade of the commercial building and the vehicular entrance of the warehouse have been altered.

3. Determination of whether the property is an "historical resource" for purposes of CEQA.

☒ No Resource Present (*Go to 6 below.*)

☐ Historical Resource Present (*Continue to 4.*)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)

☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

There are no identified historic resources immediately adjacent to or in the vicinity of the subject property.

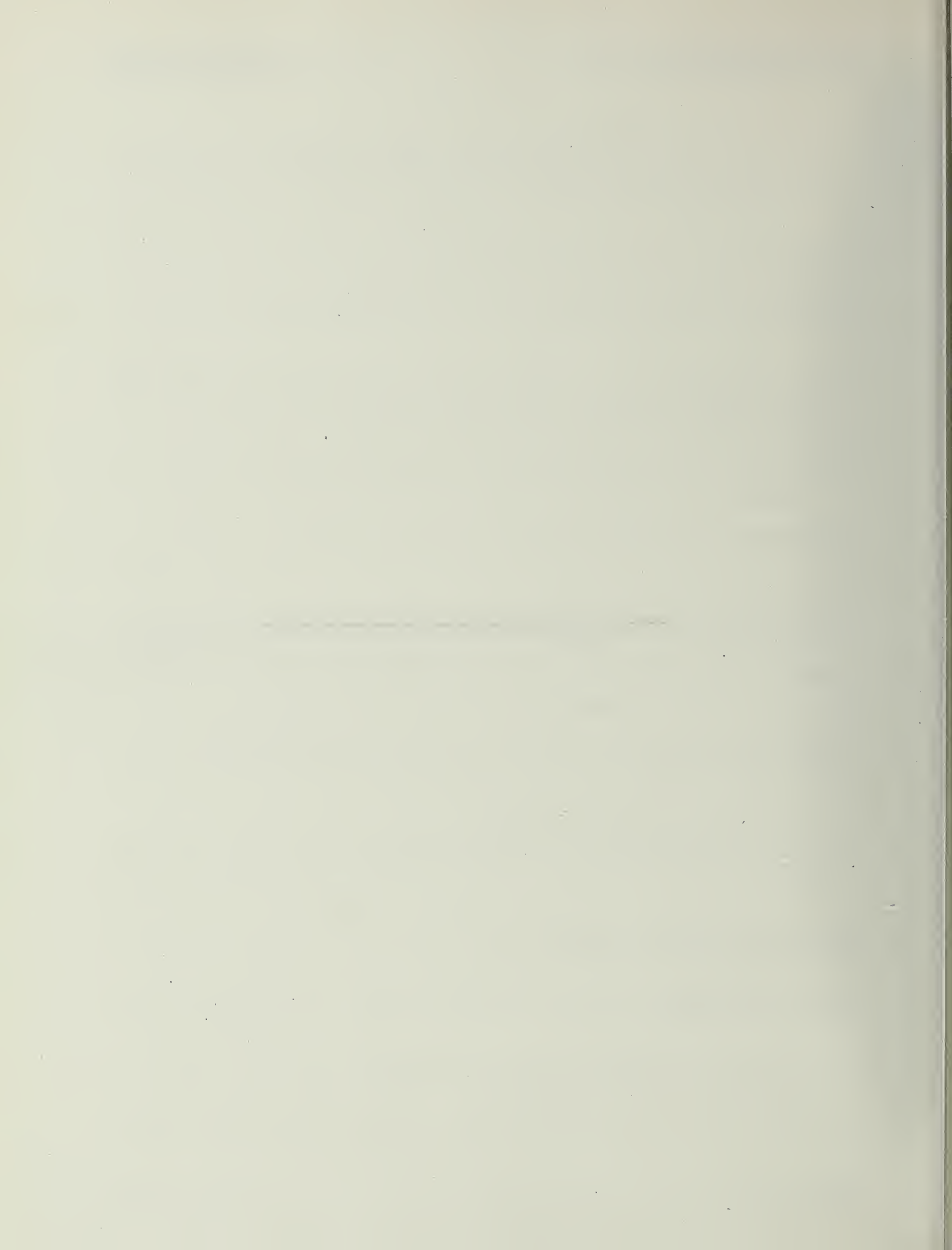
PRESERVATION COORDINATOR REVIEW

Signature: Tina Tam
Tina Tam, Preservation Coordinator

Date: 9-27-2010

cc: Linda Avery, Recording Secretary, Historic Preservation Commission
Viraliza Byrd / Historic Resource Impact Review File

SC: G:\DOCUMENTS\Cases\CEQA\HRER\2010.0603E_2034 Clement.doc



HISTORICAL RESOURCE EVALUATION

2034 CLEMENT STREET

SAN FRANCISCO,

CALIFORNIA



TIM KELLEY CONSULTING

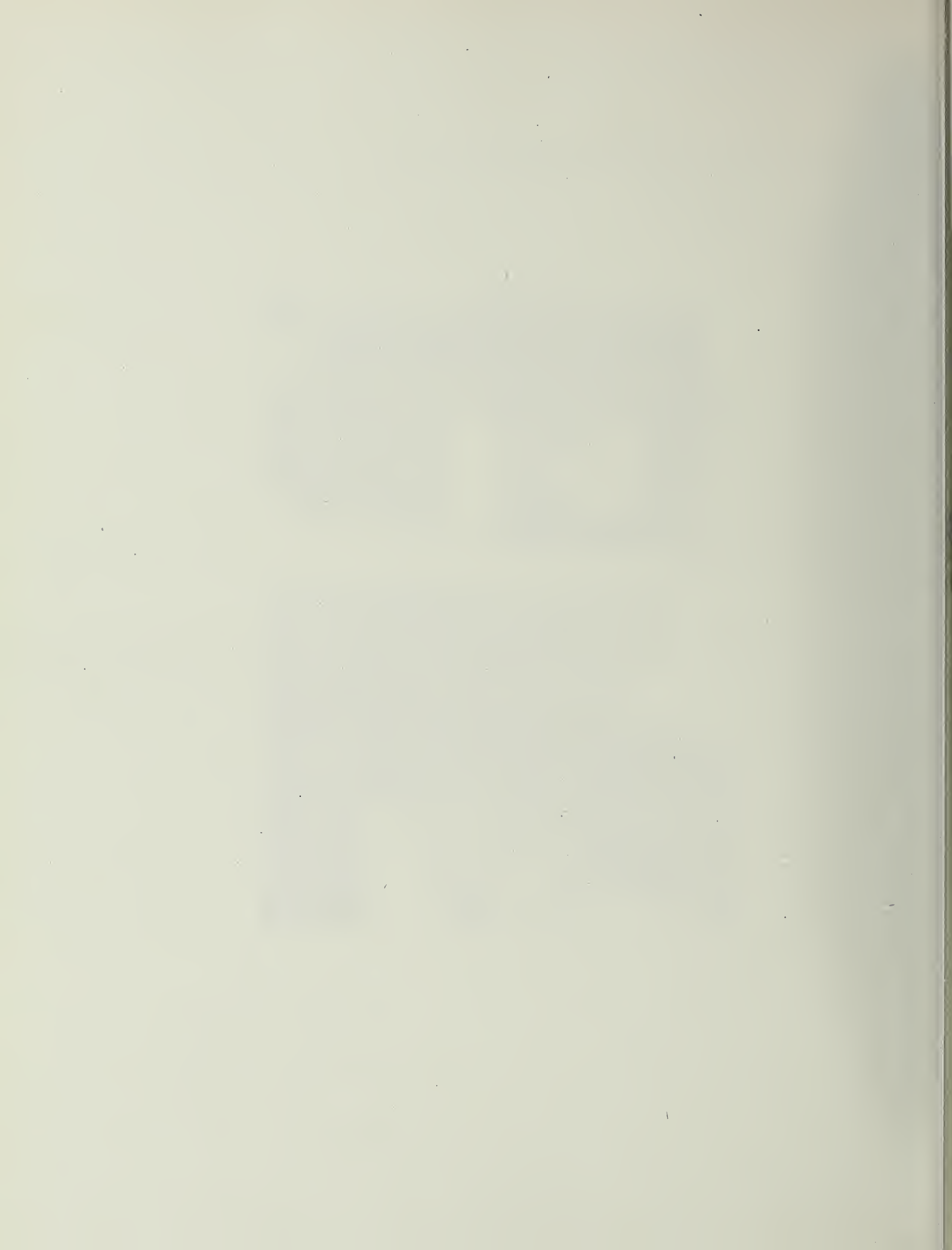
HISTORICAL RESOURCES

2912 DIAMOND STREET #330

SAN FRANCISCO, CA 94131

415.337-5824

TIM@TIMKELLEYCONSULTING.COM





Date received:

SAN FRANCISCO PLANNING DEPARTMENT

Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Kienker. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Leigh Kienker
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9036, leigh.kienker@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☒	☐
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

Signed (owner or agent):

Date: 05/26/2016(For Staff Use Only) Case No. 2010.0598EAddress: 75 MARS STBlock/Lot: 2653/016

PART 2 – PROJECT INFORMATION**Owner/Agent Information**

Property Owner	David Otto (2 addresses)	Telephone No.	415 279 6031
	75 Mars Street		
Address	San Francisco, CA 94114	Fax No.	
	4925 Collins Avenue #7A		
	Miami Beach, FL 33140	Email	davidonthebeach@mac.com
Project Contact	Owen Kennerly	Telephone No.	415 285 2880
Company	Kennerly Architecture	Fax No.	415 285 2240
Address	375 Alabama Street, Suite 440	Email	okennerly@kennerlyarchitecture.com
	San Francisco, CA 94110		

Site Information

Site Address(es):	75 Mars Street		
Nearest Cross Street(s)	Corbett Avenue		
Block(s)/Lot(s)	2653/016	Zoning District(s)	RH-2
Site Square Footage	+/- 1105 SQ. FT.	Height/Bulk District	40x
Present or previous site use	Single family residence		
Community Plan Area (if any)			

Project Description - please check all that apply

☒ Addition	☐ Change of use	☐ Zoning change	☐ New construction
☒ Alteration	☐ Demolition	☐ Lot split/subdivision or lot line adjustment	
☐ Other (describe)		Estimated Cost	\$350,000.00
Describe proposed use	Two residential dwelling units		

Narrative project description. Please summarize and describe the purpose of the project.

The scope of the proposed design includes the addition of a new garage accessed from Corbett Avenue, the lateral expansion of all existing levels of the home and a new top floor added above. A majority of the existing residential building would be retained. The proposed design responds to the varied scales of surrounding streets and buildings by articulating existing and new elements of the building with setbacks, recessed windows and material. Furthermore, this residential scale is enhanced through a different exterior expression given to living spaces and sleeping areas.

PART 3 – ADDITIONAL PROJECT INFORMATION		Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☒	☐	
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒	
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? <u>unknown</u> What type of foundation would be used (if known)? <u>unknown</u>	☒	☐	
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☒	☐	
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	☒	☐	
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒	
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒	
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a Wind Analysis* is needed, may be required, as determined by Department staff.	☐	☒	
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒	
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe. Rear yard variance	☒	☐	
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒	
11. Is the project in a Community Plan Area? If yes, please identify the area (for example, Market/Octavia).	☐	☒	

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	+/- 1520 SF	+/- 1520 SF	+/- 2,040 SF	+/- 3560 SF
Retail	0 SF	0 SF	0 SF	0 SF
Office	0 SF	0 SF	0 SF	0 SF
Industrial	0 SF	0 SF	0 SF	0 SF
Parking	0 SF	0 SF	975 SF	975 SF
Other (specify use)				
Total GSF	+/- 1525 SF	+/- 1525 SF	+/- 3,015	+/- 4,535 SF

Dwelling units	1	1	1	2
Hotel rooms	0	0	0	0
Parking spaces	0	0	2	2
Loading spaces	0	0	0	0
Number of buildings	1	1	1	1
Height of building(s)	+/- 14'-0"		+/- 25'-0" @ mid pt. of roof slope	+/- 25'-0" @ mid pt. of roof slope
Number of stories	3	3	1	4

Please describe any additional project features that are not included in this table:

Basement garage addition: not counted as story per 2007 CBC.

Additional Information: Project drawings should include existing and proposed site plan, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A Transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 1 (e)(2)

W. D. Smith 9/30/2010



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 75 Mars Street
Block/Lot: 2653/016
Case No.: 2010.0598E
Date of Review: September 17, 2010
Planning Dept. Reviewer: Michael Smith
(415) 558-6322 | michael.e.smith@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information: -
415.558.6377

PROPOSED PROJECT

☐ Demolition☒ Alteration

PROJECT DESCRIPTION

The proposed project involves construction of a one-story vertical addition, façade alterations, and a rear horizontal addition that would extend the building to the rear property line and house a two-car garage. The project would also add a second dwelling unit to the property.

PRE-EXISTING HISTORIC RATING / SURVEY

Assessor's records indicate that the subject building was constructed in 1940. Permit records show that the permit for new construction was approved December 31, 1940. Water tap records indicate that water was first supplied to the property January 24, 1941. Based upon these sources it is estimated that the building was constructed in 1941. The property is not included on any historic surveys and it is not listed on the National or the California Registers. The building is considered a "Category B" (Properties Requiring Further Consultation and Review) building for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures because it is older than fifty years in age.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

75 Mars Street is located on a substandard lot of record that is trapezoid shaped with frontages on both Mars Street and Corbett Avenue. The property is located on the east side of Mars Street between 17th Street and Corbett Avenue in the Corona Heights Neighborhood. The property is located within RH-2 Zoning District and a 40-X Height and Bulk District. The neighborhood is defined by a mix of architectural styles from circa 1900 to the present. Because the neighborhood is built on a hillside the streets are curvilinear and sloped and the parcels also tend to be sloped. The slope is very evident on Mars Street where the properties on the uphill side (west) of the street slope up steeply from the street and contain tall buildings at the street wall. In contrast, the properties on the downhill side (east) of the street slope down from the street and have shorter buildings at the street wall. The subject property abuts a city right-of-way to the south and a single-story (at the primary lot frontage) residential building to the north is one-story at the Mars Street frontage.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such

a determination please specify what information is needed. (This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context
If Yes; Period of significance:

The subject property located at 75 Mars Street is an unusually small, irregularly-shaped lot that is occupied by one-story over basement dwelling with simplified Spanish Revival design influence. The building does not appear to be eligible for listing on the California Register. Below is a brief description of the subject property's historical significance per the criteria for inclusion on the California Register. This summary is based upon the Historic Resources Evaluation Report, dated May 26, 2010, provided by Kennerly Architecture and Planning (see file). Staff concurs fully with the findings of the Kennerly report and refers the reader to this report for a more thorough evaluation of the property's significance.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

The subject property, built in 1941, represents infill development within the Corona Heights neighborhood. No information could be found that would indicate that the property is associated with events that have played a significant role in our local, regional, or national past. Therefore, the property does not meet the criteria for listing on the California Register under Criterion 1.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;

Albert and Elvis Morris were the original owners and occupants of the subject property. Neither the Morrisses nor any of the subsequent owners of the property were found to be significant in our local, regional, or national past. Therefore, the property does not meet the criteria for listing on the California Register under Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

75 Mars Street is a modest vernacular building that displays Spanish Revival design elements. Its lack of scale and ornamentation gives it very low artistic value. The building was designed by Fernando Nelson and Sons in 1940. Fernando Nelson is widely recognized as a master architect though he was more notable known for his late nineteenth and early twentieth century buildings in the Inner Richmond, Noe Valley, and Eureka Valley neighborhoods. Mr. Nelson died in 1953 at the age of 93. 75 Mars Street was constructed in 1941, a mere 12 years before Mr. Nelson's death. At the age of 81 it is unlikely that Mr. Nelson had much influence over the design of 75 Mars Street. The building was more likely designed by his sons. Although the subject building is associated with a master architect it is not one of his more notable buildings and it also likely that he very little

influence in its design. Furthermore, the building does not possess high artistic values as its design is simple and its ornamentation restrained. The property does not appear to meet the criteria for listing on the California Register under Criterion 3.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

Notes: The subject building is not eligible for the California Register; therefore, an investigation into its integrity was not conducted.

-
3. **Determination of whether the property is an "historical resource" for purposes of CEQA.**

☒ No Resource Present (*Go to 6 below.*)

☐ Historical Resource Present (*Continue to 4.*)

-
4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)

☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

-
5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.
-

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: There are no off-site historical resources in the immediate vicinity that would be affected by the proposed project.

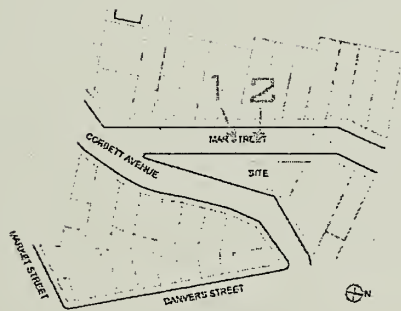
PRESERVATION COORDINATOR REVIEW

Signature: Tina Tam
Tina Tam, Preservation Coordinator

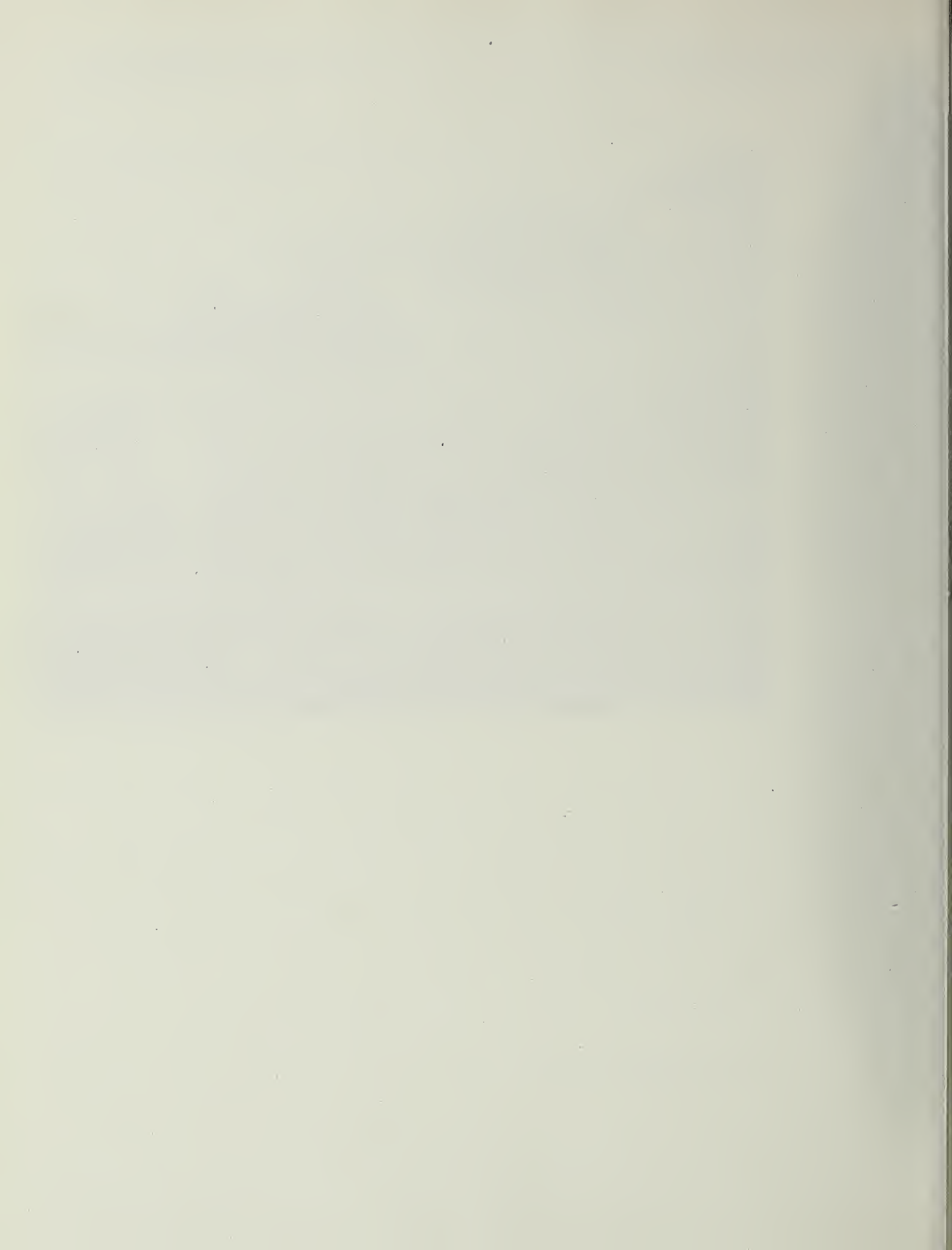
Date: 9-27-10

cc: Linda Avery, Recording Secretary, Historic Preservation Commission
Brett Bollinger, Environmental Planner
Vernaliza Byrd / Historic Resource Impact Review File

MES\G:\Documents\WORD\Preservation\75 Mars St..doc



75 MARS STREET





SAN FRANCISCO PLANNING DEPARTMENT

Date received:
RECEIVED

AUG 26 2010

Environmental Evaluation Application

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
MEA

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

GOVERNMENT
DOCUMENTS DEPT

Chelsea Fordham, or Monica Pereira
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9107, monica.pereira@sfgov.org

SAN FRANCISCO
PUBLIC LIBRARY

PART 1 - EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☐	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☐	☒
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☐	☒
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

Signed (owner or agent): Christopher Stokes
(For Staff Use Only) Case No. 2010.0456 E

Date: 8.23.10
Address: 2198 FILBERT ST.
Block/Lot: 0916-019

PART 2 - PROJECT INFORMATION**Owner/Agent Information**

Property Owner	<u>NATE VALENTINE</u>	Telephone No.	<u>415.713.3439</u>
Address	<u>2090 CHESTNUT ST.</u>	Fax No.	<u>—</u>
	<u>S.F. CA 94123</u>	Email	<u>NATE@THE TIPSY PIG.COM</u>
Project Contact	<u>CHRIS STOKES</u>	Telephone No.	<u>415.518.4613</u>
Company	<u>SEVEN FORTY SEVEN</u>	Fax No.	<u>—</u>
Address	<u>747 EDDY ST. #7</u>	Email	<u>CHRIS STOKES@GMAIL.COM</u>
	<u>S.F. CA 94109</u>		<u>—</u>

Site Information

Site Address(es):	<u>2198 RUIBERT ST.</u>		
Nearest Cross Street(s)	<u>FILLMORE ST.</u>		
Block(s)/Lot(s)	<u>0516-019</u>	Zoning District(s)	<u>UNION NEIGHBORHOOD</u>
Site Square Footage	<u>2,879</u>	Height/Bulk District	<u>40-X</u>
Present or previous site use	<u>—</u>		
Community Plan Area (if any)	<u>—</u>		

Project Description - please check all that apply

☐ Addition	☒ Change of use	☐ Zoning change	☐ New construction
☒ Alteration	☐ Demolition	☐ Lot split/subdivision or lot line adjustment	
☐ Other (describe)	Estimated Cost <u>\$135,000</u>		

Describe proposed use RESTAURANT & PATIO SEATING

Narrative project description. Please summarize and describe the purpose of the project.

THE PROJECT IS A CHANGE OF USE FROM A RETAIL USE TO A FULL SERVICE RESTAURANT. THE INTERIOR WILL BE RENOVATED AND EXTERIOR ALTERED TO ACCOMMODATE THE RESTAURANT USE.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i>. Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☐	☒
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i>.	☐	☒
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 - PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	NA	NA	NA	NA
Retail	3,128	0	0	0
Office	NA	NA	NA	NA
Industrial	NA	NA	NA	NA
Parking	1,050 s.f.	460 s.f.	—	460 s.f.
Other (specify use) RESTAURANT	NA	NA	2,879 s.f.	2,879 s.f.
Total GSF				

Dwelling units	NA	NA	NA	NA
Hotel rooms	NA	NA	NA	NA
Parking spaces	3	2	0	2
Loading spaces	NA	NA	NA	NA
Number of buildings	ONE	ONE	—	ONE
Height of building(s)	36'-0"	36'-0"	—	36'-0"
Number of stories	TWO	TWO	—	TWO

Please describe any additional project features that are not included in this table:

800 s.f. OUTDOOR PATIO

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 1 - Existing Facilities

involving negligible expansion
of existing use.

Shelley Caltagirone 9/30/10
Approved Shelley Caltagirone



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2010.0372E
Project Title: 479 Douglass Street
Zoning: RH-2 (Residential, House, Two-Family),
40-X Height and Bulk District
Block/Lot: 2749/026
Lot Size: 3,250 square feet
Project Sponsor: Stephen Fowler – (415) 648-0808
Planning Dept. Reviewer: Sophie Hayward
(415) 558-6372 | sophie.hayward@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The previous administrative categorical exemption was issued in error on 7/7/2010 and has been rescinded and replaced with the following categorical exemption certificate.

The project site is located on the east side of Douglass Street between 20th and 21st Streets, on a block bounded by Eureka Street to the east in the Upper Market neighborhood. The proposed project includes raising the existing structure approximately 2' and adding vertical and horizontal additions at the rear of the building. The proposed vertical addition would be set back approximately 16'6" from the front building wall in order to minimize its visibility from public rights-of-way. The existing building would remain a single-family home. According to information submitted by the Project Sponsor, the subject building measures approximately 1,610 square feet. With the proposed addition, the subject building would measure approximately 3,030 square feet. The existing building measures approximately 28 feet above grade, and with the proposed rear addition, would measure approximately 30 feet above grade. The existing building would remain a single-family home.

EXEMPT STATUS:

Categorical Exemption, Class 1 [State CEQA Guidelines Section 15301(e)(2)]

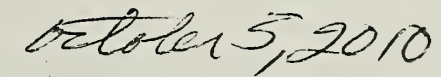
REMARKS:

See reverse side.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


BILL WYCKO
Environmental Review Officer


Date

cc: Stephen Fowler, Project Sponsor
Brett Bollinger, MEA Division
Michael Smith, SW Quadrant

Supervisor Bevan Dufty, District 8
Bulletin Board, M.D.F.
Historic Preservation List

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the building located on the project site was determined to be historical resource as a contributor to what appears to be a potential historic district. The existing building on the project site was constructed circa 1907, which makes it a "Category B" building pursuant to the Planning Department's CEQA Review Procedures for Historic Resources. Category B properties are over 50 years of age and require review in order to determine whether they are historic resources. As described in the Historic Resource Evaluation Response (HRER) Memorandum (attached), the 479 Douglass Street property may be eligible for listing in the California Register as a contributor to a potential historic district under Criterion C (Architecture), as it appears to have architectural characteristics – specifically a gabled roof, wood framing, and wood cladding – that typify the early twentieth century residential building style of the Eureka Valley. The subject building appears as though it may be eligible for inclusion on the California Register as a contributor to a potential historic district.¹

As noted in the attached HRER, three documents were relied upon by the Department's Preservation Staff to make a determination regarding the proposed project: a Supplemental Information Form prepared by the Project Sponsor (dated April 12, 2010), a memo titled, "Application of the Secretary of the Interior's Standards for Rehabilitation," written by Arnie Lerner of Lerner & Associates (dated June 4, 2010), and an Historic Resource Evaluation (HRE) submitted as part of the review for a project proposed for the property at 445 Douglass Street, prepared by Tim Kelley Consulting (dated June, 2010).²

The HRE prepared by Tim Kelley characterizes the neighborhood in which the subject building is located and states, "[a]lthough the subject site is two blocks north of Hill Street, the traditional boundary between Eureka Valley to the north and Noe Valley to the south, it is isolated from Eureka Valley by the 20th Street stairway and grade change, thus belonging more properly to the Noe Valley neighborhood." As noted in the HRE, the subject property is located on a block on which 16 of the 22 buildings were constructed between 1890 and 1912. The buildings appear to be unified by a motif of early twentieth century gabled roof, wood-framed structures.

The subject building is a two-story-over-garage, wood-frame residence with a gable roof, clad in wood siding at the street-facing elevation. Steps lead to a recessed entrance porch, and the primary entrance features a single non-historic door. A small square window is located adjacent to the entrance door. There is a garage at ground level. The first-story features an angled bay, and a tripartite window is centered in the gable end at the attic level. As an individual structure, the subject building appears to be a typical Edwardian residential structure and does not appear to embody the distinctive characteristics of a type, period, region, or method of construction, nor does it appear to be the work of a master architect.

As noted in the attached HRER, the Project Sponsor provided a memo titled, "Application of the Secretary of the Interior's Standards for Rehabilitation," written by Arnie Lerner of Lerner & Associates ("Lerner Report," dated June 4, 2010), in which Lerner asserts that even if the subject building is located within a potential historic district, the proposed alterations are consistent with the Secretary of the

1 Memorandum from Sophie Hayward, Preservation Technical Specialist, to Major Environmental Analysis, September 15, 2010.

2 All three reports, including a copy of the HRE prepared for the nearby property at 445 Douglass Street, are in the case docket associated with Case No. 2010.0370E: 479 Douglass Street. The docket is available for viewing at the San Francisco Planning Department, 1650 Mission Street, 4th Floor, San Francisco, CA 94103.

Interior's *Standards for the Rehabilitation of Historic Properties*. The Department concurs with the findings of the Lerner Report as presented in the June 2010 memo.

The revised plans submitted by the project sponsor indicate that the proposed project would include raising the existing structure approximately 2' and adding vertical and horizontal additions at the rear of the building. The proposed vertical addition would be set back approximately 16'6" from the front building wall in order to minimize its visibility from public rights-of-way. The existing building would remain a single-family home.

Since the building was determined to be a potential historic resource, the Planning Department assessed whether the proposed project would be consistent with the *Secretary of the Interior's Standards for Rehabilitation of Historic Properties* (Secretary's Standards). It was determined that the proposed project would be consistent with the Secretary's Standards for the following reasons:³

- The proposed project includes an addition to the rear of the existing structure, and will continue to utilize the structure as a single-family residential building.
- Staff concurs with the findings of the Lerner report, which note that the proposed project includes raising the building approximately 2' in height, and that, "with this modest increase in height, the property will maintain the same relationship to the larger building to the north and to the other surrounding buildings. The siding will not change, nor will the location of the windows or the front door. The original detailing will be retained, or repaired, where necessary. [...]As a result of these changes, the historic character of the property shall be retained and will not be materially affected."⁴
- The project proposes to preserve existing architectural features. The proposed rear addition will be detailed in a manner that is compatible with the existing historic structure, and will also be distinct from the original structure in that the siding will be differentiated. In addition, the foundation will be concrete, so that the lower portion of the building (where it is being raised) will be distinct from the original lower edge of the siding.
- The existing structure has undergone few alterations that have acquired historic significance. Staff concurs with the finding in the Lerner report which notes that, "the only additional elements are the supports for the bay over the garage door opening, which are inappropriate and will be removed. The bay will be supported within the existing building's envelope by cantilevered floor framing, which will not be visible."⁵
- The project proposes to preserve and rehabilitate the majority of the original portion of the residential structure. The proposed addition is set-back from the front building wall sufficiently that the form, massing, and scale of the original structure would be preserved.
- Deteriorated features, such as the building's front stairs and applied architectural elements will be preserved and repaired, rather than replaced, whenever possible as part of the proposed project.
- No chemical or physical treatments, such as abrasive cleaning methods, are proposed as a component of the project.

³ Ibid.

⁴ Lerner, Page 2.

⁵ Ibid, Page 2.

- The proposed project includes only minimal excavation at the rear. The Major Environmental Analysis Division of the Planning Department has reviewed the proposed project and determined that it will not result in a significant impact to archaeological resources.
- As noted above, the proposed vertical and horizontal addition will be set-back approximately 16'6" from the front building wall, and will be approximately 22' from the front property line; therefore, the proposed rear addition will be minimally visible from the public right-of-way. The visibility of the addition will be minimized from the street-face, and will be distinct from and compatible with the front portion of the historic structure.
- While the proposed project does include raising the building approximately 2', it does not appear that this alteration would significantly impact the overall form and massing of the structure. If the rear addition were removed in the future, the primary elevation at the street face would remain very similar to its original form. Staff concurs with the finding of the Lerner report, which states, "the essential form and integrity of the property is primarily relevant to the extent that it can be viewed from the public right-of-way and this is being maintained as the primary façade [and] will basically remain the same."⁶

CEQA State Guidelines Section 15301(e)(2), or Class 1, provides for additions to existing structures provided that the addition would not result in more than 10,000 square feet if the structure is in an area where all public services and facilities are available, and the project is not in an environmentally sensitive location. The proposed project would make alterations to the existing 1,610 square foot single-family residence and add approximately 1,420 square feet for a total of 3,030 square feet, in an urban location that is not environmentally sensitive and that is well served by all public services. The proposed project therefore meets the criteria of Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. Section 15300.2(f) specifically states that a categorical exemption shall not be used for a project that may cause a substantial adverse change in the significance of an historical resource. As described above, the proposed project would not cause a substantial adverse change in the significance of the historical resource under Section 15300.2(f). Given this fact and the nature of the proposed project, the exemption provided for in CEQA State Guidelines Section 15301, or Class 1, may be used. There are no other unusual circumstances surrounding the proposed project that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

⁶ Ibid, Page 2.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Project Address: 479 Douglass Street
Block/Lot: 2749/026
Case No.: 2010.0372E
Date of Review: September 14, 2010
Planning Dept. Reviewer: Sophie Hayward
(415) 558-6372 | sophie.hayward@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT

☐ Demolition☒ Alteration☒ Addition

PROJECT DESCRIPTION

The proposed project includes raising the existing structure approximately 2' and adding vertical and horizontal additions at the rear of the building. The proposed vertical addition would be set back approximately 16'6" from the front building wall in order to minimize its visibility from public rights-of-way. The existing building would remain a single-family home.

PRE-EXISTING HISTORIC RATING / SURVEY

The County Assessor's records indicate that the building was constructed in 1907, which is close to the estimated range of 1904-1906 provided by the Project Sponsor in the submitted Supplemental Information Form. Although the subject building is not included on any historic surveys and is not included on the National or the California Registers, its recorded date of construction makes it a "Category B" building for the purposes of CEQA review by the Planning Department.¹ It does not appear that the subject building is an individual historic resource for the purposes of CEQA review. As is discussed below, the subject building may be located within a potential Eureka Valley Historic District, although more information is necessary in order to determine the boundaries, period of significance, and character-defining features of the potential district. If the subject building is located within a potential district, the subject building may be a contributor to that district.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject building is located on the east side of Douglass Street between 20th and 21st Streets, within an RH-2 Zoning District on the border of the Upper Market Neighborhood (to the north), and Noe Valley (to the south). Three documents were relied upon by Department Staff to make a determination regarding the proposed project: a Supplemental Information Form prepared by the Project Sponsor (dated April 12, 2010), a memo titled, "Application of the Secretary of the Interior's Standards for Rehabilitation," written by Arnie Lerner of Lerner & Associates (dated June 4, 2010), and an Historic Resource Evaluation (HRE) submitted as part of the review for a project proposed for the property at 445 Douglass Street, prepared

¹ Please see "Preservation Bulletin #16," available online at:

http://www.sfgov.org/site/uploadedfiles/planning/projects_reports/PresBulletin16CEQA10_8_04.PDF (November 2, 2007)

by Tim Kelley Consulting (dated June, 2010).² The HRE prepared by Tim Kelley characterizes the neighborhood in which the subject building is located and states, "[a]lthough the subject site is two blocks north of Hill Street, the traditional boundary between Eureka Valley to the north and Noe Valley to the south, it is isolated from Eureka Valley by the 20th Street stairway and grade change, thus belonging more properly to the Noe Valley neighborhood." As noted in the HRE, the subject property is located on a block on which 16 of the 22 buildings were constructed between 1890 and 1912. The buildings appear to be unified by a motif of early twentieth century gabled roof, wood-framed structures. More information is necessary in order to determine whether the neighborhood is a potential historic district – and if so, whether the subject building is a contributor to the potential historic district – for the purposes of CEQA.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. (*This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.*)

Event: or	☐ Yes	☒ No	☐ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine
Architecture: or	☐ Yes	☒ No	☐ Unable to determine
Information Potential:	☐ Further investigation recommended.		
District or Context:	☒ Yes, may contribute to a potential district or significant context		

If Yes; Period of significance:

Notes: Below is an evaluation of the subject property against the criteria for inclusion on the California Register; it does not appear that the subject property is individually eligible for the California Register as an individual historic resource. The subject property may be a contributor to a potential historic district. The applicant has submitted a Supplemental Information Form, dated April 2010. For a more detailed description of the property, please see the Supplemental Information Form.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

As noted above, it appears that the subject building was constructed between 1904 and 1907, during a period of rapid growth and infill on the block. Although the subject building is generally associated with the early residential development of the block after the area became accessible via public transportation, the Department concurs with the finding of the HRE prepared for 445 Douglass Street, which states, "Like all buildings, [the subject building] is associated with the development of its surrounding area. However, in this case, that association is not significant." Like the neighboring building at 445 Douglass Street, it does not appear that the subject building's association with early

² All three reports, including a copy of the HRE prepared for the nearby property at 445 Douglass Street, are in the case docket associated with Case No. 2010.0370E: 479 Douglass Street. The docket is available for viewing at the San Francisco Planning Department, 1650 Mission Street, 4th Floor, San Francisco, CA 94103.

residential development in the neighborhood is significant or specific enough to qualify for listing on the California Register of Historic Resources.

It does not appear that the subject building is associated with events that have made a significant contribution to the broad patterns of local residential development history.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

The submitted Supplemental Information Form for the subject building identifies Anna D. Joost as an early owner of the subject lot. Anna Joost and her husband Behrend Joost lived at what is now known as 3224 Market Street (formerly Falcon Street, with frontage on Moss Street), which is designated San Francisco Landmark Number 79, the Miller-Joost House. Biographical information about Behrend Joost was not provided by the Project Sponsor, however the Department's files associated with Landmark No. 79 does contain a brief biographical sketch of Joost, including information about his extensive involvement with real estate development in the south-central portion of San Francisco. However, information provided by the Project Sponsor in the Supplemental Information Form suggests that the Joosts sold the property, undeveloped, to G. Mary and Frederick Esker, and that it was the Eskers who actually constructed the subject building on the subject lot. While the subject lot was at one time owned by the Joosts, who are notable for their association with the extant landmark building at 3224 Market Street, it does not appear that the subject building is associated with the lives of persons important in our local, regional, or national past, and that it is not eligible for listing on the California Register under Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject building is a two-story-over-garage, wood-frame residence with a gable roof, clad in wood siding at the street-facing elevation. Steps lead to a recessed entrance porch, and the primary entrance features single non-historic door. A small square window is located adjacent to the entrance door. There is a garage at ground level. The first-story features an angled bay, and a tripartite window is centered in the gable end at the attic level.

As an individual structure, the subject building appears to be a typical Edwardian residential structure and does not appear to embody the distinctive characteristics of a type, period, region, or method of construction, nor does it appear to be the work of a master architect.

As noted in the HRE associated with 445 Douglass Street, and above, the subject property is located on a block on which 16 of the 22 buildings were constructed between 1890 and 1912. The buildings appear to be unified by a consistent architectural style of residential structures constructed in the early twentieth century with gabled roofs that are wood-framed and clad in wood. Sufficient information to determine whether the subject block is located within a potential historic district was not provided by the project sponsor. However, as will be discussed below, the Project Sponsor did provide a memo titled, "Application of the Secretary of the Interior's Standards for Rehabilitation," written by Arnie Lerner of Lerner & Associates ("Lerner Report," dated June 4, 2010), in which Lerner asserts that even if the subject building is located within a potential historic district, the

proposed alterations are consistent with the Secretary of the Interior's *Standards for the Rehabilitation of Historic Properties*. The Department concurs with the findings of Lerner as presented in the June, 2010 memo.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☒ Retains ☐ Lacks
Workmanship: ☒ Retains ☐ Lacks

Setting: ☒ Retains ☐ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☒ Retains ☐ Lacks

Notes: Based on submitted photographs as well as a review of the submitted historic Sanborn Fire Insurance maps, building permits, and photographs, it appears that the subject property retains sufficient integrity of location, association, design, workmanship, setting, feeling, and materials to express its historic significance.

3. **Determination whether the property is an "historical resource" for purposes of CEQA**

☐ No Resource Present (*Go to 6. below*) ☒ Historical Resource Present (*Continue to 4.*)

-
4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project would not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5. if the project is an alteration*).

☐ The project is a significant impact as proposed. (*Continue to 5. if the project is an alteration*)

As noted above, staff concurs with the evaluation of the proposed project provided in the submitted memo by Arnie Lerner, which concludes that the project "would result in an expanded residence that would be consistent with the Secretary of the Interior's *Standards for the Treatment of Historic Properties*." For the full consultant-prepared evaluation, please see the Lerner memo, contained in the case docket.

Below is an evaluation of the proposed project against the Secretary of the Interior's *Standards and Guidelines for the Treatment of Historic Properties* – specifically, against the ten *Standards for Rehabilitation*.

Standard 1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The proposed project includes an addition to the rear of the existing structure, and will continue to utilize the structure as a single-family residential building.

Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

*Staff concurs with the findings of the Lerner report, which note that the proposed project includes raising the building approximately 2' in height, and that, "with this modest increase in height, the property will maintain the same relationship to the larger building to the north and to the other surrounding buildings. The siding will not change, nor will the location of the windows or the front door. The original detailing will be retained, or repaired, where necessary. [...] As a result of these changes, the historic character of the property shall be retained and will not be materially affected."*³

Standard 3: Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historical properties, will not be undertaken.

The project proposes to preserve existing architectural features. The proposed rear addition will be detailed in a manner that is compatible with the existing historic structure, and will also be distinct from the original structure in that the siding will be differentiated. In addition, the foundation will be concrete, so that the lower portion of the building (where it is being raised) will be distinct from the original lower edge of the siding.

Standard 4: Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

*The existing structure has few alterations that have been made that have acquired historic significance. Staff concurs with the finding in the Lerner report which notes that, "the only additional elements are the supports for the bay over the garage door opening, which are inappropriate and will be removed. The bay will be supported within the existing building's envelope by cantilevered floor framing, which will not be visible."*⁴

Standard 5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The project proposes to preserve and rehabilitate the majority of the original portion of the residential structure. The proposed addition is set-back from the front building wall sufficiently that the form, massing, and scale of the original structure are preserved.

³ Lerner, Page 3.

⁴ Ibid, Page 3.

Standard 6: Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Deteriorated features, such as the building's front stairs and applied architectural elements will be preserved and repaired, rather than replaced, whenever possible as part of the proposed project.

Standard 7: Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

No chemical or physical treatments, such as abrasive cleaning methods, are proposed as a component of the project.

Standard 8: Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

The proposed project includes only minimal excavation at the rear. The Major Environmental Analysis Division of the Planning Department has reviewed the proposed project and determined that it will not result in a significant impact to archaeological resources.

Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.

As noted above, the proposed vertical and horizontal addition will be set-back approximately 16'6" from the front building wall, and will be approximately 22' from the front property line; therefore, the proposed rear addition will be minimally visible from public rights-of-way. The visibility of the addition will be minimized from the street-face, and will be distinct from and compatible with the front portion of the historic structure.

Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

While the proposed project does include raising the building approximately 2', it does not appear that this alteration would significantly impact the overall form and massing of the structure. If the rear addition were removed in the future, the primary elevation at the street face would remain very similar to its original form. Staff concurs with the finding of the Lerner report, which states, "the essential form and integrity of the property is primarily relevant to the extent that it can be viewed from the public right-of-way and this is being maintained as the primary façade [and] will basically remain the same."⁵

It does not appear that the proposed alterations will significantly impair the ability of the subject building to convey its historic architectural significance.

⁵ Ibid, Page 5.

-
5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively.

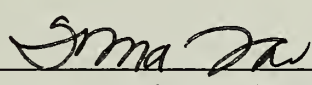
As proposed, it appears that the project avoids a significant adverse effect as it is consistent with the Secretary of the Interior's Standards for Rehabilitation. The proposed project includes the preservation of the character-defining form, massing, setting, location, feeling, materials, workmanship, design, and association of the original structure.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: It does not appear that the proposed project would have an adverse effect on off-site historical resources. The Department concurs with the findings of the submitted HRE, that the proposed project is consistent with the Secretary of the Interior's *Standards*, and that the alterations do not represent a significant impact to the potential historic district.

PRESERVATION COORDINATOR REVIEW

Signature: 
Tina Tam, *Preservation Coordinator*

Date: 9-15-2010

CC:

Michael E. Smith, Neighborhood Planner, SW Quadrant
Linda Avery, *Commission Secretary*, Historic Preservation Commission
Vernaliza Byrd / Historic Resource Impact Review File



Figure 1 479 Douglass

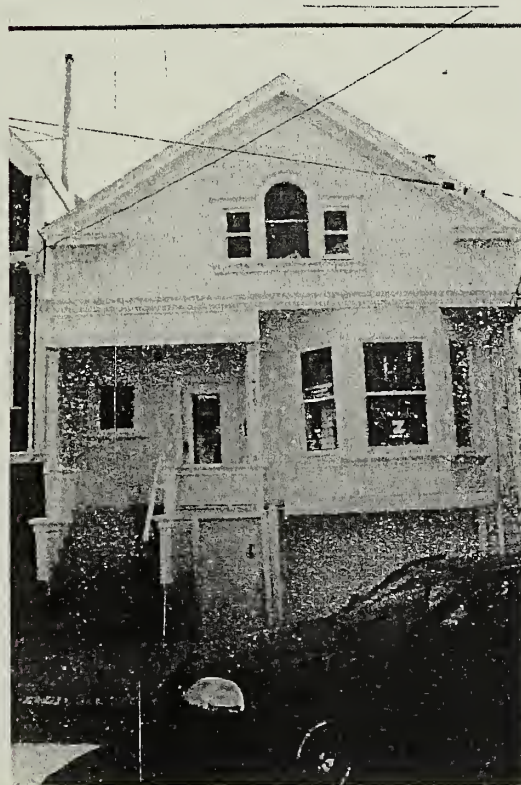


Figure 2 479 Douglass



Figure 1 479 Douglass



Figure 2 479 Douglass



**SAN FRANCISCO
PLANNING DEPARTMENT**

Date received:

RECEIVED

JUL 21 2010

Environmental Evaluation Application

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
MEA

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham, or Monica Pereira
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9107, monica.pereira@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

**GOVERNMENT
DOCUMENTS DEPT**

OCT 28 2010

Signed (owner or agent): [Signature]
(For Staff Use Only) Case No. 2010-0X36E

Date: 7/20/10
Address: 622 27th Ave
Block/Lot: 1569/031

**SAN FRANCISCO
PUBLIC LIBRARY**

PART 2 – PROJECT INFORMATION**Owner/Agent Information**

Property Owner	<u>Wah & Elaine wong</u>	Telephone No.	<u>(415) 205-9659</u>
Address	<u>622 27th Ave.</u>	Fax. No.	<u>(415) 386-7861</u>
	<u>San Francisco, CA 94121</u>	Email	<u>elainemww@att.net</u>
Project Contact	<u>Alex Nie</u>	Telephone No.	<u>(415) 656-3528</u>
Company	<u>Best Design & Construction Co</u>	Fax No.	<u>9415) 656-4416</u>
Address	<u>100 Old County Road Ste 100C</u>	Email	<u>best_design@msn.com</u>
	<u>Brisbane, CA 94005</u>		

Site Information

Site Address(es):	<u>622 27th Ave</u>		
Nearest Cross Street(s)	<u>Anza Street</u>		
Block(s)/Lot(s)	<u>1569 / 031</u>	Zoning District(s)	<u>RH-2</u>
Site Square Footage	<u>3,000</u>	Height/Bulk District	<u>40'-0"</u>
Present or previous site use	<u>A single family dwelling</u>		
Community Plan Area (if any)	<u>N/A</u>		

Project Description - please check all that apply

☐ Addition	☐ Change of use	☐ Zoning change	☒ New construction
☐ Alteration	☒ Demolition	☐ Lot split/subdivision or lot line adjustment	
☐ Other (describe)		Estimated Cost	Demo \$10,000

Describe proposed use A new duplex building

Narrative project description. Please summarize and describe the purpose of the project.

Demolished the existing 3-story single family dwelling and built a new 3-story plus penthouse duplex building.

PART 3 – ADDITIONAL PROJECT INFORMATION		Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☒	☐	
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HREER)* will be required. The scope of the HREER will be determined in consultation with the Department's Preservation Coordinator.	☒	☐	
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒	
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒	
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	☒	☐	
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒	
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒	
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒	
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒	
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒	
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒	
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒	

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	2,380	0	6,362	6,362
Retail	0	0	0	0
Office	0	0	0	0
Industrial	0	0	0	0
Parking	1	0	2	2
Other (specify use)	0	0	0	0
Total GSF	2,380	0	6,362	6,362

Dwelling units	1	0	2	2
Hotel rooms	0	0	0	0
Parking spaces	1	0	2	2
Loading spaces	0	0	0	0
Number of buildings	1	0	1	1
Height of building(s)	33.3'	0	39.0'	39.0'
Number of stories	3	0	3 + penthouse	3 + penthouse

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 2

REPLACEMENT OR RECONSTRUCTION OF EXISTING RESIDENTIAL STRUCTURE WITH A NEW STRUCTURE ON THE SAME SITE WITH SUBSTANTIALLY THE SAME PURPOSE AND CAPACITY.

AMS 10/22/10

Approved Planning Dept. Matt Weintraub, Preservation Planner



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 622 27th Avenue
Block/Lot: 1569/031
Case No.: 2010.0636E
Date of Review: October 20, 2010
Planning Dept. Reviewer: Matt Weintraub
(415) 575-6812 | matt.weintraub@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT

☒ Demolition☐ Alteration

PROJECT DESCRIPTION

The proposed project involves demolition of an existing three-story single-family dwelling (approximately 2,380 square feet) and construction of a new four-story, two-unit apartment building (approximately 6,362 square feet). The proposed project would replicate the general form and massing of the existing single-family dwelling at the front of the lot while increasing overall lot coverage and height on the subject property.

PRE-EXISTING HISTORIC RATING / SURVEY

There is no pre-existing historic rating or survey information for the subject building. The County Assessor lists the year built as 1913, which is confirmed by DBI permits and SFPUC records. According to the Department's Preservation Bulletin No. 16, the subject building is categorized as a CEQA Category "B" building (requires further information and consultation) for the purposes of CEQA because the building was constructed in 1913 and is over 50 years of age. A Historic Resource Evaluation (HRE) dated June 14, 2010, was submitted by the Project Sponsor.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject property is located on the east side of 27th Avenue between Anza and Balboa Streets in the Richmond District. The property is located within a RH-2 (Residential, House, Two-Family) Zoning District and a 40 -X Height and Bulk District. The immediate area consists primarily of single-family homes constructed during the late 1910s and early 1920s in period styles such as Spanish Colonial and Craftsman. Multiple-family residences are also present on surrounding blocks. The nearest commercial strip is located on Geary Boulevard to the north; limited commercial uses are also found on nearby Balboa Avenue to the south. The immediate blocks surrounding the subject property have not been included in any recent survey of historic properties.

1. **California Register Criteria of Significance:** A building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. (*This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above*

named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)

Event: or ☐ Yes ☒ No ☐ Unable to determine
Person: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context
If Yes; Period of significance:

The subject property does not appear to be eligible for listing on the California Register as either an individual resource or as a contributing building within a historic district. Below is an evaluation of the subject property and surrounding area against the criteria for inclusion on the California Register based upon information provided by the submitted HRE and professional analysis by Department staff.

Event: There is no information provided by the submitted HRE or located in the Planning Department's background files to indicate that the subject building was associated with any event that made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. Construction of the subject building in 1913 appears to have been a singular event unrelated to important cultural, social, political, or other historical events that occurred at the time in the City, the State, or the nation. The subject building is therefore determined not to be eligible under this criterion.

Person: There is no information provided by the submitted HRE or located in the Planning Department's background files to indicate that the subject building was associated with any person who made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States. Construction, ownership, and occupancy of the subject buildings appear to have involved people that were not known to be important in the history of the City, the State, or the nation. The subject building is therefore determined not to be eligible under this criterion.

Architecture: There is no information provided by the submitted HRE or located in the Planning Department's background files to indicate that the subject building embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values. The architect and builder are unknown; the submitted HRE conjectures that the original owner Ernest E. Dunn, a carpenter, constructed the building. The submitted HRE categorizes the subject building as "Early 20th Century Vernacular – Post Victorian Era" and notes that it "exhibits simple construction and design techniques." The influence of Craftsman architectural style in the design of the subject property can be identified through visual observation of features such as projecting eaves, triangular braces, and a low-pitched gable roof. However, the subject building does not exhibit the full range of details, materials, and elements that would qualify it as an important or representative example of architecture from the period. The subject building is therefore determined not to be eligible under this criterion.

Information: There is no information provided by the submitted HRE or located in the Planning Department's background files to indicate that the subject property is likely to yield information important to a better understanding of prehistory or history. The subject building is therefore determined not to be eligible under this criterion.

2. **Integrity** is the ability of a property to convey its significance. To qualify as a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

Note: Since the subject building was determined not to be significant under the California Register criteria, an analysis of integrity was not conducted.

3. **Determination of whether the property is an "historical resource" for purposes of CEQA.**

☒ No Resource Present (*Go to 6 below.*)

☐ Historical Resource Present (*Continue to 4.*)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)

☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.
-

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

There is no information provided by the submitted HRE or located in the Planning Department's background files to indicate that the subject property is located in close proximity to any off-site historic resources. The submitted HRE states: "The neighborhood is not within a fully documented historic district nor is the subject building within proximity to a fully documented historic district to which it could be considered contributory." Furthermore, none of the buildings located on the block upon which the subject property is located, or located on the block across the street from the subject property, have been previously identified as historic properties in any previous surveys such as *Here Today* (1968) or the 1976 Architectural Survey. The proposed project is therefore determined not to have potential for adverse effect on off-site historic resources, including historic districts.

PRESERVATION COORDINATOR REVIEW

Signature: *Tina Tam*
Tina Tam, Senior Preservation Planner

Date: 10-20-2010

cc: Linda Avery, Recording Secretary, Historic Preservation Commission
Vimaliza Byrd / Historic Resource Impact Review File
Glen Cabreros, Neighborhood Planning/Northwest Quadrant

Attachments: Historic Resource Evaluation Report prepared by KDI Land Use Planning and dated June 14, 2010.

SUBJECT BUILDING



FRONT FACE ON THE SUBJECT BUILDING

622 27th Avenue, San Francisco, CA 94121

Block: 1569 Lot: 031





SAN FRANCISCO PLANNING DEPARTMENT

Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

22/10 The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Kienker. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Leigh Kienker
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9036, leigh.kienker@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

GOVERNMENT
DOCUMENTS DEPT

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

OCT 28 2010

SAN FRANCISCO
PUBLIC LIBRARY

Signed (owner or agent):

Date:

MAY 5, 2010

(For Staff Use Only) Case No. 2009.0194E

Address: 2040 Jackson St

Block/Lot OS91 / 024A

PART 2 – PROJECT INFORMATION**Owner/Agent Information**

Property Owner	<u>Bill Campbell</u>	Telephone No.	<u>(415) 613-5644</u>
Address	<u>2443 Fillmore Street</u>	Fax. No.	<u>(415) 947-0158</u>
	<u>San Francisco, CA 94107</u>	Email	<u>bcmpbll@aol.com</u>
Project Contact	<u>Bruce Bengtson</u>	Telephone No.	<u>(415) 433-7777, ext. 26</u>
Company	<u>Taylor Lombardo Architects</u>	Fax No.	<u>(415) 433-7717</u>
Address	<u>529 Commercial Street, suite 400</u>	Email	<u>bruce@taylorlombardo.com</u>
	<u>San Francisco, CA 94111</u>		

Site Information

Site Address(es):	<u>2040 Jackson Street</u>		
Nearest Cross Street(s)	<u>Octavia and Laguna</u>		
Block(s)/Lot(s)	<u>0591/004A</u>	Zoning District(s)	<u>RH-1</u>
Site Square Footage	<u>4,787 sq. ft.</u>	Height/Bulk District	<u>40-X</u>
Present or previous site use	<u>Single Family Dwelling</u>		
Community Plan Area (if any)			

Project Description - please check all that apply

☒ Addition	☐ Change of use	☐ Zoning change	☐ New construction
☒ Alteration	☐ Demolition	☐ Lot split/subdivision or lot line adjustment	
☐ Other (describe)		Estimated Cost	<u>\$525,000.00 +/-</u>

Describe proposed use Single Family Dwelling

Narrative project description. Please summarize and describe the purpose of the project.

To remodel an existing single family dwelling, including a horizontal rear addition. A stair/elevator penthouse, occupying no more than 20% of the roof area is part of the proposed project.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i>. Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HREER)* will be required. The scope of the HREER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/ modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? <u>concrete slab on grade, footings</u>	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i>.	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☒	☐
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a Wind Analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in a Community Plan Area? If yes, please identify the area (for example, Market/Octavia). _____	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	+/- 6,500 sq. ft.	+/- 6,500 sq. ft.	+/- 1,500 sq. ft.	+/- 8,000 sq. ft.
Retail				
Office				
Industrial				
Parking				
Other (specify use)				
Total GSF	+/- 6,500 sq. ft.	+/- 6,500 sq. ft.	+/- 1,500 sq. ft.	+/- 8,000 sq. ft.

Dwelling units	1			1
Hotel rooms	0			0
Parking spaces	1	0	2	2
Loading spaces	0			0
Number of buildings	1			1
Height of building(s)	+/- 35 ft. (roof average)		35 ft. max. at horizontal addition- +/- 43 ft. at stair/ elevator penthouse	
Number of stories				

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.



SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 1(e)

[Signature] 10/22/10



SAN FRANCISCO PLANNING DEPARTMENT

Historical Resource Review Form

Address of Project: 2040 Jackson St
Cross Streets: _____ Block/Lot: 05 91 / 004A
Case No. 2009. 0194E Permit No. _____

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

STEP 1: EXEMPTION CLASS

If neither class applies, an *Environmental Exemption Application* is required.

- ☒ **Class 1 – Existing Facilities:** Operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of this determination.
- ☐ **Class 3 – New Construction or Conversion of Small Structures:** Construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.

STEP 2: HISTORICAL RESOURCE STATUS (Refer to *Preservation Bulletin 16*.)

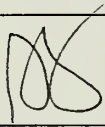
- ☐ **Category A: Known Historical Resource** Proceed to Step 3.
Preservation Technical Specialist Review
- ☒ **Category B: Potential Historical Resource** Proceed to Step 3.
- ☐ **Category C: Not a Historical Resource** Proceed to Step 4.
No Further Historical Resource Review Required.

STEP 3: APPROVED WORK CHECKLIST

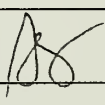
Per plans dated: 9/14/10

- ☐ Project falls within the scope of work described below. **Proceed to Step 4.** No Further Historical Resource Review Required.
- ☐ Project does not fall within the scope of work described below. **Proceed to Step 4.** Further Historical Resource Review Required.
- ☐ If 4 or more boxes are initialed, Preservation Technical Specialist review is required.

Planner's Initials	Work Description
	1. Interior alterations. Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require Preservation Technical Specialist review.
	2. Regular maintenance or restorative work that is based upon documentation of the building's historic appearance (i.e., photographs, physical evidence, historic drawings or documents, or matching buildings).
	3. In-kind window replacement at visible facades. (The size, configuration, operation, material, and exterior profiles of the <i>historic</i> windows must be matched.)

	4. Window replacement or installation of new openings at non-visible facades.
	5. Construction of deck or terrace that is not visible from any immediately adjacent public right-of-way.
	6. Installation of mechanical equipment at the roof which is not visible from any immediately adjacent public right-of-way.
	7. Installation of dormers that meet the requirements for exemption from public notification under <i>Zoning Administrator Bulletin: Dormer Windows, No. 96.2.</i>
	8. Installation of garage opening that meets the requirements of <i>Zoning Administrator Bulletin: Procedures and Criteria for Adding Garages to Existing Residential Structures, No. 2006.1b.</i>
	9. Horizontal addition that is not visible from the adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure; and does not have a footprint that is more than 50% larger than that of the original building.
	10. Vertical addition that is not visible from the adjacent public right-of-way for 150' in each direction; is only a single story in height; and does not cause the removal of architectural significant roofing features such as ornate dormers, towers, or slate shingles.

Preservation Technical Specialist Review Required for work listed below:

	11. Window replacement at visible facades that is not in-kind but meets the <i>Secretary of the Interior Standards for the Treatment of Historic Properties.</i>
	12. Sign installation at Category A properties.
	13. Façade alterations that do not cause the removal or alteration of any significant architectural features (i.e. storefront replacement, new openings, or new elements).
	14. Raising the building.
	15. Horizontal or vertical additions, including mechanical equipment, that are minimally visible from a public right-of-way and that meet the <i>Secretary of the Interior Standards for the Treatment of Historic Properties.</i>
	16. Misc.

STEP 4: RECOMMENDATION

☒ No Further Historical Resource Review Required.

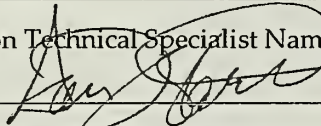
☐ Further Historical Resource Review Required: File *Environmental Exemption Application*.

Notes: _____

Planner Name: _____

Signature: _____ Date: _____

Preservation Technical Specialist Name: Aaron Starr

Signature:  Date: 10/22/10

Save to [I:\Building Permit Applications or I:\Cases].

If "Category A," save to [I:\MEA\Historical Resources\Category A Admin Catex].

**2040 JACKSON STREET
SAN FRANCISCO, CA**







SAN FRANCISCO PLANNING DEPARTMENT

Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Kienker. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Leigh Kienker
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9036, leigh.kienker@sfgov.org

PART 1 - EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☐	☒
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

GOVERNMENT
DOCUMENTS DEPT

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

NOV - 2 2010

SAN FRANCISCO
PUBLIC LIBRARY

Signed (owner or agent):

Thomas Kavanagh

Date:

4.10.2010

(For Staff Use Only) Case No. 2010.0284E

Address: 1117 SANCHEZ ST

Block/Lot: 6509 0204

PART 2 - PROJECT INFORMATION

Owner/Agent Information

Property Owner TOMAS RAVANAGH Telephone No. 415.710.7024
 Address MICHAEL RUENZI Fax No. _____
2655 17TH AVE Email TAKAVANAGH@HOTMAIL.COM
SAN FRANCISCO, CA 94116
 Project Contact TOM RAVANAGH Telephone No. 415.710.7024
 Company _____ Fax No. 415.661.7947
 Address 2655 17TH AVE Email TAKAVANAGH@HOTMAIL.COM
S.F. 94116

Site Information

Site Address(es): 1117 SANUEL ST, SF 94114
 Nearest Cross Street(s) 24TH ST
 Block(s)/Lot(s) 6509 020A Zoning District(s) 242-POB
 Site Square Footage 425 Height/Bulk District 40
 Present or previous site use RESIDENTIAL
 Community Plan Area (if any) _____

Project Description - please check all that apply

☒ Addition ☐ Change of use ☐ Zoning change ☐ New construction
☐ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment
☐ Other (describe) _____ Estimated Cost \$700,000

Describe proposed use SINGLE FAMILY RESIDENCE

Narrative project description. Please summarize and describe the purpose of the project.

ADD AN ADDITIONAL STORY TO AN EXISTING
 1 STORY HOUSE. COMPLETED PROJECT WOULD
 CONTAIN 2 BEDROOM 1 1/2 BATH AND APPROX 740
 SQ FT WITH A ONE CAR GARAGE OF APPROX
 212 SQ FT.

PART 3 - ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	☐	☒
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a Wind Analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe. VARIABLE SUEM FOR UNIVIN REAR YARD REPAIRMENT	☒	☐
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in a Community Plan Area? If yes, please identify the area (for example, Market/Octavia). 24th - NIE SPECIAL USE DISTRICT	☒	☐

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 - PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	375	✓	740	
Retail				
Office				
Industrial				
Parking	230 (1 car)	✓	212 (1 car)	
Other (specify use)				
Total GSF	605		952	

Dwelling units	0NB	✓	0NB	
Hotel rooms				
Parking spaces	0NB	✓	0NB	
Loading spaces	-			
Number of buildings	0NB		0NB	
Height of building(s)	20'		29'	
Number of stories	2		3	

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 1(e)

W.D.S. 10/26/2010



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 1117 Sanchez Street
Block/Lot: 6509/020A
Case No.: 2010.0284E
Date of Review: October 20, 2010
Planning Dept. Reviewer: Michael Smith
(415) 558-6322 | michael.e.smith@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT

☐ Demolition☒ Alteration

PROJECT DESCRIPTION

The proposed project involves construction of a one-story vertical addition with a roof deck and stair penthouse on a single-family dwelling. The project includes altering the front elevation and introducing a bay window to the front façade.

PRE-EXISTING HISTORIC RATING / SURVEY

Assessor's records indicate that the subject building was constructed in 1907. The property is not included on any historic surveys and it is not listed on the National or the California Registers. The building is considered a "Category B" (Properties Requiring Further Consultation and Review) building for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures because it is older than fifty years in age.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

1117 Sanchez Street is located on a substandard lot of record that measures 17-feet in width and 25-feet in depth. The property is located on the east side of Sanchez Street between 24th and Jersey Streets in the Noe Valley neighborhood. The property is located within the 24th Street Noe Valley Neighborhood Commercial Zoning District and a 40-X Height and Bulk District. The commercial district primarily runs along 24th Street, the property is located on a side street at the southern boundary of the district. Although the property is within the commercial district it relates more to the low-density residential district to the south of the commercial district. The residential district is defined by small-scale, multi-story residential buildings that are a mixture of single-family and multi-family dwellings from the early twentieth century with some more recent infill construction that interrupts the character. Some of the buildings have been modified but they generally retain an early twentieth century feeling.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. (*This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.*)

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context
If Yes; Period of significance:

The subject property located at 1117 Sanchez Street is an unusually small dwelling that is the result of a mid-century conversion of an accessory structure to a dwelling unit. Sanborn Maps indicate the structure was previously used as either a horse stable or storage structure. The building does not appear to be eligible for listing on the California Register. Below is a brief description of the subject property's historical significance per the criteria for inclusion on the California Register. This summary is based upon the Historic Resources Evaluation Report, dated April 6, 2010, provided by KDI Land Use Planning (see file). Staff concurs fully with the findings of the KDI report and refers the reader to this report for a more thorough evaluation of the property's significance.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

The subject property, built in 1907, represents the post earthquake development of the Noe Valley neighborhood as households were forced to move out beyond the working class neighborhoods that were closer to downtown. 1117 Sanchez Street was constructed as an accessory structure for the building at 3899 24th Street during this period of development. It cannot be demonstrated that the structure has a specific association with this development period as required by the guidelines. Therefore, the property does not meet the criteria for listing on the California Register under Criterion 1.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;

Peter and Alice Gumm were the original owners and occupants of the subject property when it was part of the larger corner parcel. The San Francisco directory list Mr. Gumm as a baker. The Gumm's owned the property until 1936 when it passed to their relatives. 1117 Sanchez Street was not subdivided from the corner parcel until 1940 which is approximately when it was converted to a dwelling unit. The first known occupants/owners of 1117 Sanchez Street were Alvina and Horace Thurlow who owned the property until 1978. Neither the Gums or Thurlows or any of the subsequent owners of the property were found to be significant in our local, regional, or national past. Therefore, the property does not meet the criteria for listing on the California Register under Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

1117 Sanchez Street is a modest vernacular building that displays Italianate design elements. Its lack of scale and ornamentation gives it very low artistic value. According to Sanborn Maps the building's original purpose was either a horse stable or an accessory storage structure for the building at 3899 24th Street, it is therefore likely that it was never intended to be distinct or possess high artistic values. In general, stables are very rare structures and provide a very important link to San Francisco's past. However, it cannot be definitively demonstrated that the structure was indeed a stable. There are no permits on file to document the building's original construction or its conversion

to a dwelling unit. It is therefore impossible to determine how much it has been modified. Accessory storage structures are rare but do not provide an important link to our past and thus have less historical significance. The architects associated with the building's original construction or its residential conversion are unknown. The structure no longer exhibits the characteristics of a horse stable or accessory storage structure and therefore its significance must be evaluated as a dwelling. As a result, the property does not appear to meet the criteria for listing on the California Register under Criterion 3.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

Notes: The subject building is not eligible for the California Register; therefore, an investigation into its integrity was not conducted.

-
3. **Determination of whether the property is an "historical resource" for purposes of CEQA.**

☒ No Resource Present (*Go to 6 below.*)

☐ Historical Resource Present (*Continue to 4.*)

-
4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)

☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

-
5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project

to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

There are no off-site historical resources in the immediate vicinity that would be affected by the proposed project.

PRESERVATION COORDINATOR REVIEW

Signature: *Tina Tam*
Tina Tam, Senior Preservation Coordinator

Date: 10/20/2010

cc: Linda Avery, Recording Secretary, Historic Preservation Commission
Brett Bollinger, Environmental Planner
Vimaliza Byrd / Historic Resource Impact Review File

MES\G:\Documents\WORD\Preservation\1117 Sanchez St..doc



1117 SANCHEZ STREET PROJECT

Publication Date: April 6, 2010

Submitted to:

San Francisco Planning Department
1650 Mission Street, Fourth Floor
San Francisco, California 94103

Prepared by KDI Land Use Planning



SAN FRANCISCO
PLANNING DEPARTMENT

Date received:
RECEIVED

MAY 28 2010

Environmental Evaluation Application CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
MEA

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham, or Monica Pereira
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9107, monica.pereira@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list) Soundness Report	☒	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

GOVERNMENT
DOCUMENTS DEPT

NOV - 2 2010

SAN FRANCISCO
PUBLIC LIBRARY

(For Staff Use Only) Case No. 2010.0479E

Address: 1456 CHESTNUT ST.

Block/Lot: 0480/3E

Signed (owner or agent): *John D. Kelly* Date: 5/28/10

PART 2 – PROJECT INFORMATION**Owner/Agent Information**

Property Owner	<u>1456 Properties, LLC</u>	Telephone No.	<u>(408) 245-0236</u>
Address	<u>822 Springfield Terrace</u>	Fax. No.	<u></u>
	<u>Sunnyvale, CA. 94087-2257</u>	Email	<u></u>
Project Contact	<u>John Schlesinger</u>	Telephone No.	<u>(415) 826-3553</u>
Company	<u>John Schlesinger, AIA, Architect</u>	Fax No.	<u>(415) 826-3333</u>
Address	<u>351 Valley Street</u>	Email	<u>john@jschlesinger.com</u>
	<u>San Francisco, CA. 94131-2322</u>		<u></u>

Site Information

Site Address(es):	<u>1456 Chestnut Street</u>		
Nearest Cross Street(s)	<u>Between Gough and Franklin Streets</u>		
Block(s)/Lot(s)	<u>0480/3E</u>	Zoning District(s)	<u>RH-3</u>
Site Square Footage	<u>3437.50</u>	Height/Bulk District	<u>40X</u>
Present or previous site use	<u>Single Family Dwelling</u>		
Community Plan Area (if any)	<u></u>		

Project Description - please check all that apply

☐ Addition	☐ Change of use	☐ Zoning change	☒ New construction
☐ Alteration	☒ Demolition	☐ Lot split/subdivision or lot line adjustment	
☐ Other (describe)	<u></u>	Estimated Cost	<u>2,000,000</u>

Describe proposed use New 3 Unit Condominium building

Narrative project description. Please summarize and describe the purpose of the project.
Demolish the existing single family dwelling. Construct a new 3 unit condominium building

PART 3 – ADDITIONAL PROJECT INFORMATION		Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☒	☐	
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☒	☐	
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? <u>Conventional spread concrete footings</u>	☐	☒	
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒	
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	☒	☐	
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒	
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒	
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒	
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒	
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒	
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒	
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒	

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	1944.22	0	7977.23	7977.23
Retail				
Office				
Industrial				
Parking				
Other (specify use)				
Total GSF	1944.22	0	7977.23	7977.23

Dwelling units	1	0	3	3
Hotel rooms				
Parking spaces	1	0	3	3
Loading spaces				
Number of buildings	1	0	1	1
Height of building(s)	20'-6"	0	40'0"	40'0"
Number of stories	2	0	4	4

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.

**SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW.**

CLASS 3(b) & 1(L)

Aaron Starr 10/28/10

Aaron Starr





SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 1456 Chestnut Street
Block/Lot: 0480/003E
Case No.: 2010.0479E
Date of Review: October 19, 2010
Planning Dept. Reviewer: Aaron Starr
(415) 558-6362 | aaron.starr@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT☒ Demolition☐ Alteration

PROJECT DESCRIPTION

The proposed project involves demolishing the existing 1,944 sq. ft., one-story-over-garage, single-family dwelling and constructing a 7,977 sq. ft., three-story-over-garage, three-unit building.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is not rated or listed on any surveys. It's recorded date of construction, 1921, make the building a "Category B" (Historic Resource) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject property is not located within a known historic district and does not appear to be located within a potential historic district. The parcel is located on a standard size lot on the north side of Chestnut Street between Gough and Franklin Streets in San Francisco's Marina District. The immediate area is comprised mainly of multi-story, multi-unit apartment buildings. The vast majority of the buildings on the subject and opposing block were constructed between 1921 and 1930 – after the Panama Pacific International Exposition (PPIE) which was held on this site in 1915. However, other than a fairly defined building type (multi-story apartment buildings) constructed in the 1920s and clad in stucco, the immediate area does not possess a high level of visual continuity; therefore it does not appear to be located within a potential historic district.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or	☐ Yes	☒ No	☐ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine
Architecture: or	☐ Yes	☒ No	☐ Unable to determine

Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context
If Yes; Period of significance: n/a

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

The subject building does not appear to be eligible for listing on the California Register under Criterion 1. While situated on land that was used for the PPIE and part of a larger residential development pattern to transform the area into the City's Marina District, the subject building has no direct tie to the PPIE and was not part of a larger planned development in this area following the PPIE.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;

The subject building does not appear to be eligible for listing on the California Register under Criterion 2. The subject property appears to have been owned by one family – the Schulz family – from the time it was constructed until February of 2010. The original owner – Emiel Schulz – was a former soldier in the US Army and was employed as a laborer for the remainder of his working life. No information was found that would associate him with 'distinctive labor or worker's groups important to the history of San Francisco or the State of California, and research did not reveal that his time spent in service was marked by any particular achievements that would lend significance to the subject building.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject building does not appear to be eligible for listing on the California Register under Criterion 3. The residence of 1456 Chestnut Street does not notably embody the distinctive characteristics of a type, period, region, or method of construction. It is a simple, vernacular building with elements of Spanish Eclectic architecture that was in fashion at the time it was constructed; however it is a poorly articulated example of this style. Furthermore, the subject building was designed, built and modified over time by the original owner – Emiel Shulz – who was not a master architect.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and

usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

The subject building is not eligible for the California Register; therefore an investigation into the subject buildings integrity was not conducted.

3. Determination of whether the property is an "historical resource" for purposes of CEQA.

☒ No Resource Present (*Go to 6 below.*)

☐ Historical Resource Present (*Continue to 4.*)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)

☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

The subject property is not located in or directly adjacent to a known or potential historic district, and there do not appear to be any off-site historical resources in the immediate vicinity that could be affected by the proposed project.

PRESERVATION COORDINATOR REVIEW

Signature: 
Tina Tam, *Senior Preservation Planner*

Date: 10-28-2010

cc: Linda Avery, *Recording Secretary*, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File

Attachments: Historic Resource Evaluation Report prepared by Garavaglia Architecture, Inc., July 20, 2010

AS: G:\DOCUMENTS\Preservation\HRERs\1456 Chestnut Street.HRER.doc

Department of Building Inspection permit history, Sanborn Maps and other relevant documentation prior to the site visit. No original drawings or historical photographs were available for the property.

Garavaglia Architecture Inc. also conducted additional archival research on the subject property and surrounding area. The following repositories/collections were used to complete the research process. (See References section for complete list of resources).

- Department of Building Inspection, San Francisco (SF)
- SF Office of the Assessor/Recorder
- SF History Room, San Francisco Public Library (SFPL)
 - Biographical card files
 - Sanborn maps
- SF Historical Photograph Collection (including the Assessor's Office Negative Collection), SFPL
- SF Chronicle Index (microfiche), SFPL
- SF Chronicle/Examiner (microfilm), SFPL
- U.S. Census Records (1890-1930)
- California Death Index

DESCRIPTION OF RESOURCE

The single-family residence at 1456 Chestnut Street (Assessor's Block 0480, Lot 003E) is situated on the north side of Chestnut Street between Gough and Franklin Streets. This one-story over basement, wood framed residence is topped by both gable and flat roofs; a parapet capped by a boxed wood cornice finishes the front (south) exterior wall. A bay window elaborates the front façade of the residence, above the pair of wood garage doors. Small wood framed, diamond shaped openings, one glazed and the other used to receive mail, punctuate the front wall on either side of the garage doors. Molded wood trim frames all openings on this elevation. A stairway enclosed by a solid railing leads to the shallow front entry porch and original glazed wood entry door.

A combination of wood droplap and wood shingle siding clads the secondary elevations (north, east and west) and the front façade is clad in stucco. The original one-over-one wood double hung windows with ogee lugs are extant on the secondary elevations, though the front windows have been replaced with one-over-one aluminum sash windows. The rear addition has four- and six-lite fixed wood windows and a pair of multi-pane glazed, wood panel garage doors punctuates the rear wall at the ground level. Window openings on the secondary



Figure 2. Front (south) elevation of 1456 Chestnut Street (Photo: Garavaglia Architecture, Inc., July 2010).



SAN FRANCISCO PLANNING DEPARTMENT

Date received:
RECEIVED

FEB 23 2010

Environmental Evaluation Application

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
M.E.A.

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

8/10 The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham, or Monica Pereira
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9107, monica.pereira@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or <i>Historic Resource Evaluation Report</i> , as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☒	☐
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

GOVERNMENT
DOCUMENTS DEPT

NOV 12 2010

Signed (owner or agent):

Quickdraw / Jeremy Paul

Date:

2/22/10

SAN FRANCISCO
PUBLIC LIBRARY

(For Staff Use Only) Case No.

2010.0157E

Address:

45 Grattan St

Block/Lot:

1280/028

PART 2 – PROJECT INFORMATION**Owner/Agent Information**

Property Owner	<u>Erin Zhu & Blixa Bargeld</u>	Telephone No.	<u>c/o Architect/Agent 415.522.1907</u>
Address	<u>3937 21st Street</u>	Fax No.	<u>c/o Architect /Agent 415.522.1917</u>
	<u>San Francisco, CA 94107</u>	Email	<u>cary@cbstudio.com</u>
Project Contact	<u>Cary Bernstein</u>	Telephone No.	<u>415.522.1907</u>
Company	<u>Cary Bernstein Architect</u>	Fax No.	<u>415.522.1917</u>
Address	<u>2325 Third Street Studio 341</u>	Email	<u>cary@cbstudio.com</u>
	<u>San Francisco, CA 94107</u>		

Site Information

Site Address(es):	<u>45 Grattan Street</u>		
Nearest Cross Street(s)	<u>Cole/Belvedere</u>		
Block(s)/Lot(s)	<u>B-1280 L-028</u>	Zoning District(s)	<u>RH-2</u>
Site Square Footage	<u>3,125sf</u>	Height/Bulk District	<u>40-X</u>
Present or previous site use	<u>Single family residence</u>		
Community Plan Area (if any)			

Project Description - please check all that apply

☐ Addition	☐ Change of use	☐ Zoning change	☒ New construction
☐ Alteration	☒ Demolition	☐ Lot split/subdivision or lot line adjustment	
☐ Other (describe)	Estimated Cost		

Describe proposed use Two-unit residence

Narrative project description. Please summarize and describe the purpose of the project.

The proposed project involves the demolition of existing single-family residence and construction of new two-unit residential building.

The existing single-family residence does not have a legal bedroom. The new residential structure will provide space for a family and improve the density of construction in the city by adding a second unit.

The proposed new building will have a shallower footprint in the rear-yard thereby enhancing public open space. The proposed new building will be built to higher efficiency and sustainable standards than the existing structure.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☐	☒
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☒	☐
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe. <i>Front yard setback</i>	☒	☐
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	2,925sf	2,925sf	1,733sf	4,658sf
Retail	0	0	0	0
Office	0	0	0	0
Industrial	0	0	0	0
Parking	384sf	290sf	(-94sf)	290sf
Other (specify use)				
Total GSF				

Dwelling units	1	1	1	2
Hotel rooms	0	0	0	0
Parking spaces	1	1	0	1
Loading spaces	0	0	0	0
Number of buildings	1	1	0	0
Height of building(s)	23'-9"	23'-9"	16'-3"	40'-0"
Number of stories	2	2	1	3

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS # 3(a) & 1(i)

[Signature] 11/8/10



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 45 Grattan Street
Block/Lot: 1280/028
Case No.: 2010.0157E
Date of Review: November 3, 2010
Planning Dept. Reviewer: Aaron Starr
(415) 558-6362 | aaron.starr@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT

☐ Demolition

☒ Alteration

PROJECT DESCRIPTION

The proposed project involves demolishing the existing one-and-a-half-story-over-garage, 2,925 sq. ft. single-family building and replacing it with a four-story, 4,658 sq. ft. two-family building.

PRE-EXISTING HISTORIC RATING / SURVEY

Mary E. Bartel, the owner of the property at the time, commissioned her neighbor Thomas Davinroy, a carpenter, to construct the subject building in 1906. The subject property is not included on any historic surveys, and is not included on the National or the California Registers. The building's recorded date of construction makes it a "Category B" building (requires further information and consultation) for the purposes of CEQA review by the Planning Department.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on a rectangular shaped lot on the south side of Grattan Street between Cole and Belvedere Streets. The subject property is located in the City's Height Ashbury Neighborhood in an area more specifically defined as Cole Valley. The subject property is not located within a known historic district. A survey conducted by Tim Kelley Consulting found potential districts in the area with the most notable concentration of buildings found on Belvedere, Clayton and Cole Streets. The Historic Resource Evaluation concluded that this block of Grattan Street is visually isolated from those areas and does not possess a sufficient concentration of the building types identified in the potential districts; therefore the subject building is not located within a potential historic district.¹

- 1. California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above*

¹ Tim Kelley Consulting. Historic Resource Evaluation for 45 Grattan Street; October 2010. On file for review at the SF Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103.

named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context
If Yes; Period of significance:

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

The subject building does not appear to be eligible for listing on the California Register under Criterion 1. While constructed during the period of significance for the districts identified in the report by Tim Kelly Consulting, 45 Grattan does not possess the same characteristics as the homes found in the potential historic districts on Belvedere, Clayton and Cole – larger, comfortable, single-family homes constructed by contractor-builders who repeated two or three designs in a row². Further, the subject building is on a street that is visually mixed and isolated from those potential districts.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;

The subject building does not appear to be eligible for listing on the California Register under Criterion 2. The original owner and person who commissioned the building was Mary E. Bartel, a widower with two children. No information was found about her that would indicate that she was important to the history of San Francisco or the State of California. Further, no information was found on previous owners or occupants that would indicate that they were important to the history of San Francisco or the State of California.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

Constructed in 1906, 45 Grattan is a one-and-a-half-story-over-garage, single-family, wood-framed structure rendered in a vernacular, Tudor revival style. It is a modest structure that does not possess high artistic values and nor does it embody the distinctive characteristics of a type, period, region or method of construction. The subject property was designed and built by a carpenter – Thomas Davinroy - who lived adjacent to the subject building. Mr. Davinroy was not a master architect.

² Tim Kelley Consulting. Historic Resource Evaluation for 45 Grattan Street; October 2010. On file for review at the SF Planning Department, National Register Historic District Files, 1650 Mission Street, Suite 400, San Francisco, CA 94103.

Further, the subject block does not appear to be a contributor to or located within a potential historic district (see discussion above).

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

The subject building is not eligible for the California Register; therefore an investigation into the subject buildings integrity was not conducted.

-
3. **Determination of whether the property is an "historical resource" for purposes of CEQA.**

☒ No Resource Present (Go to 6 below.)

☐ Historical Resource Present (Continue to 4.)

-
4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (Continue to 5 if the project is an alteration.)

☐ The project is a significant impact as proposed. (Continue to 5 if the project is an alteration.)

-
5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

The subject property is not located within a known historic district and does not appear to be located within a potential historic district. A Historic Resource Evaluation done by Tim Kelley Consulting found there is a potential historic district or a series of smaller potential historic districts in the immediate area, primarily on Clayton, Belvedere and Cole Streets; however this block of Grattan Street is visually isolated from those areas and does not possess a sufficient concentration of the building types identified in the potential districts. Further, there are no known individual resources in the immediate area. The proposed project will not have a negative impact on any offsite historic resources.

SENIOR PRESERVATION PLANNER REVIEW

Signature: *Tina Tam*
Tina Tam, Senior Preservation Planner

Date: 11-8-2010

cc: Linda Avery, Recording Secretary, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File

Attachments: Historic Resource Evaluation Report prepared by Tim Kelley Consulting, October 2010

AS: G:\DOCUMENTS\Preservation\HRERs\45 Grattan Street.HRER.doc

HISTORICAL RESOURCE EVALUATION

45 GRATTAN STREET VICINITY

SAN FRANCISCO, CALIFORNIA

OCTOBER, 2010



TIM KELLEY CONSULTING

HISTORICAL RESOURCES

2912 DIAMOND STREET #330

SAN FRANCISCO, CA 94131

415.337-5824

TIM@TIMKELLEYCONSULTING.COM



SAN FRANCISCO PLANNING DEPARTMENT

Date received:

Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham or Jeanie Poling
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9072, jeanie.poling@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

GOVERNMENT
DOCUMENTS DEPT

NOV 12 2010

SAN FRANCISCO
PUBLIC LIBRARY

Signed (owner or agent): [Signature]
(For Staff Use Only) Case No. 2010.08465

Date: 9-8-10
Address: 15 18th AVE
Block/Lot: 1340/002

PART 2 – PROJECT INFORMATION**Owner/Agent Information**

Property Owner STUART GROSSMAN Telephone No. 415-385-2303
Address 2201 LAGUNA ST. APT 602 Fax No. —
SAN FRANCISCO CA 94115 Email —
Project Contact JOHN HOOD Telephone No. 415-543-5005 x1
Company HOOD THOMAS ARCHTS. Fax No. 415-495-3336
Address 440 SPEAR ST. Email john@hoodthomas.com
SAN FRANCISCO CA 94105

Site Information

Site Address(es): 15 18th AVE.
Nearest Cross Street(s) LAKE
Block(s)/Lot(s) 1340 / 002 Zoning District(s) RH-1
Site Square Footage 3000 S.F. Height/Bulk District 40-X
Present or previous site use ONE FAMILY DWELLING
Community Plan Area (if any) —

Project Description - please check all that apply

☒ Addition ☐ Change of use ☐ Zoning change ☐ New construction
☒ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment
☐ Other (describe) Estimated Cost \$125,000

Describe proposed use ONE FAMILY DWELLING

Narrative project description. Please summarize and describe the purpose of the project.

REMODEL FRONT ELEVATION TO PROJECT BAY WITHIN PROP. LINE.
REMOVE EXISTING ELEVATOR AT REAR $\frac{1}{2}$ INFILL FLOORS.
ADD DECK @ SECOND FLOOR REAR.
CONVERT 1-CAR GARAGE TO TWO SPACES.
ADD LIVING SPACE AT REAR OF GARAGE.
UPGRADE KITCHEN AT SECOND FLOOR.
INTERIOR REMODEL AT THIRD $\frac{1}{2}$ FOURTH FLOORS.

PART 3 – ADDITIONAL PROJECT INFORMATION		Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☒	☐	
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒	
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒	
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒	
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	☒	☐	
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒	
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒	
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒	
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒	
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒	
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒	
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒	

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	3564	3564	560	4124
Retail				
Office				
Industrial				
Parking GARAGE	1316	717		717
Other (specify use)				
Total GSF	4880	4281	560	4841

Dwelling units	1	1		1
Hotel rooms				
Parking spaces	1	1	1	2
Loading spaces				
Number of buildings	1	1		1
Height of building(s)	38'-9"			38'-9"
Number of stories	4	4		4

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 1 (e)

Additions to existing structures that will not result in an increase of more than 50% of the floor area of the existing structure.

Shelley Catterone 11/8/10
Approved Shelley Catterone



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

MEA Planner: Brett Bollinger
Project Address: 15 18th Avenue
Block/Lot: 1340/002
Case No.: 2010.0846E
Date of Review: November 8, 2010
Planning Dept. Reviewer: Shelley Caltagirone
(415) 558-6625 | shelly.caltagirone@sfgov.org

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT

☐ Demolition☒ Alteration☐ New Construction

PROJECT DESCRIPTION

The proposal involves altering the front façade, removing the elevator, adding a deck at the second floor level at the rear of the building, converting the single-car garage to a two-car garage, adding habitable space at the ground floor level, and interior alterations. The project would add approximately 560 square feet of residential space to the existing 3,564-square-foot-building resulting in 4,841 total square feet.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The property is considered a "Category B" (Properties Requiring Further Consultation and Review) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to the age of the building constructed in 1913.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The 3,000-square-foot parcel is located on 18th Avenue between Lake Street and the Presidio. The property is located within the Inner Richmond neighborhood in an RH-1 (Residential, House, Single-Family) Zoning District and a 40-X Height and Bulk District. The immediate blocks contain primarily residential buildings. The majority of buildings on this block of 18th Avenue were constructed between 1910 and 1930 in the Edwardian and Period Revival styles.

According to the Planning Department's Parcel Information Database, the Presidio of San Francisco, a National Historic Landmark located to the north of the subject block, is the only identified historic resource located in the immediate area. There are no identified historic resources located on the same block as the subject property or on blocks located directly across the street from the subject property. Blocks in the surrounding area each contain between zero and four buildings that were identified in the 1976 Architectural Survey and that may be considered potential historic resources. There are no identified historic districts in the area.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context
If Yes; Period of significance:

The subject property does not appear to be eligible for listing on the California Register as either an individual resource or a contributing building within a potential historic district. Below is an evaluation of the subject property against the criteria for inclusion on the California Register based upon information provided by the Project Sponsor.

Criterion 1: *It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

There is no information provided by the Project Sponsor or located in the Planning Department's background files to indicate that the subject building was associated with significant events or patterns of development during this period. Although construction of the subject building was part of the primary pattern of residential development that occurred in the area in the early part of the 20th Century, this pattern is not documented as significant within the context of the history of the neighborhood, the City, the State, or the nation. Furthermore, there are no specific historical events known to be associated with the construction or subsequent usage of the subject building as a single-family residence. It is therefore determined not to be eligible under this criterion.

Criterion 2: *It is associated with the lives of persons important in our local, regional or national past;*

There is no information provided by the Project Sponsor or located in the Planning Department's background files to indicate that any significant persons are associated with the subject building. Construction, ownership, and occupancy of the subject buildings appear to have involved people that were not known to be important in the history of the City, the State, or the nation. The subject building is therefore determined not to be eligible under this criterion.

Criterion 3: *It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;*

There is no information provided by the Project Sponsor or located in the Planning Department's background files to indicate that the subject building embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values. The architect and builder are unknown. The building's front facade was also significantly altered in 1965 so that its 1913 Edwardian character is no longer expressed. The 1965

alterations are loosely in the 2nd Bay Area Tradition with shingle-cladding and sparse details; however the design is not representative of the style. The subject building is therefore determined not to be eligible under this criterion.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

There is no information provided by the Project Sponsor or located in the Planning Department's background files to indicate that the subject property is likely to yield information important to a better understanding of prehistory or history. The subject building is therefore determined not to be eligible under this criterion.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

Since no period of significance is identified for this building, its integrity cannot be assessed.

-
3. **Determination of whether the property is an "historical resource" for purposes of CEQA.**

☒ No Resource Present (*Go to 6 below.*)

☐ Historical Resource Present (*Continue to 4.*)

-
4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)

☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

-
5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: It does not appear that the proposal would have a significant adverse impact on any off-site historic resources. The Presidio of San Francisco, located to the north of the subject block, is a National Historic Landmark and is the only identified historic resource located in the immediate area. The character and setting of the Presidio would not be impacted by the project as the alterations would be in keeping with the architectural character of the neighborhood at this park boundary. Neither is the property immediately adjacent to the park, so there would be no potential physical impacts to the Presidio landscape.

SENIOR PRESERVATION PLANNER REVIEW

Signature: 
Tina Tam, Senior Preservation Planner

Date: 11-8-2010

cc: Linda Avery, Recording Secretary, Historic Preservation Commission
Vernaliza Byrd / Historic Resource Impact Review File

SC: G:\DOCUMENTS\Cases\CEQA\HRER\2010.0846E_15 18th Ave.doc



SUBJECT BUILDING
15 18th AVE.



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2010.0094E
Project Title: 720-740 Illinois Street (2121 Third Street)
Zoning: Urban Mixed Use (UMU) District
68-X Height and Bulk District
Block/Lot: 4045/006 & 021
Lot Size: 22,241 square feet
Plan Area: Potrero Hill/Showplace Square Eastern Neighborhoods Subarea
Project Sponsor: David Sternberg, Sternberg Benjamin Architects, (415) 882-9783
Staff Contact: Brett Bollinger – (415) 575-9024
brett.bollinger@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The project site is a through-lot located on a block bounded by Third, Illinois, 18th, and 19th Streets in the Potrero Hill neighborhood. The proposed project would include demolition of an existing commercial fueling facility, subdivision of the existing two lots into three total new lots. On two of the newly created lots (60% of the total project site land) facing Illinois Street; two 66-foot tall, 31,258 square foot residential buildings containing 35 residential units and 26 parking spaces would be constructed. The total project would include 62,516 square feet, 70 residential units and 52 parking spaces in both buildings combined. The remaining new lot (40% of the total project site land) facing Third Street would be dedicated to the City to comply with affordable housing requirements under *Planning Code Section 419.5 Alternatives to the Inclusionary Housing Component*.

EXEMPT STATUS:

Exempt per Section 15183 of the California Environmental Quality Act (CEQA) Guidelines and California Public Resources Code Section 21083.3

REMARKS:

(See next page.)

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


BILL WYCKO
Environmental Review Officer


November 9, 2010
Date

cc: David Sternberg, Project Contact
Ben Fu, Neighborhood Planning Division
Virna Byrd, M.D.F.

Supervisor Sophie Maxwell, District 10
Exemption/Exclusion File

GOVERNMENT
DOCUMENTS DEPT

NOV 15 2010

SAN FRANCISCO
PUBLIC LIBRARY

REMARKS:

California Environmental Quality Act (CEQA) State Guidelines Section 15183 provides an exemption from environmental review for projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified, except as might be necessary to examine whether there are project-specific effects which are peculiar to the project or its site. Section 15183 specifies that examination of environmental effects shall be limited to those effects that: a) are peculiar to the project or parcel on which the project would be located; (b) were not analyzed as significant effects in a prior EIR on the zoning action, general plan or community plan with which the project is consistent; c) are potentially significant off-site and cumulative impacts which were not discussed in the underlying EIR; and d) are previously identified in the EIR, but which are determined to have a more severe adverse impact than that discussed in the underlying EIR. Section 15183(c) specifies that if an impact is not peculiar to the parcel or to the proposed project, then an EIR need not be prepared for that project solely on the basis of that impact.

This determination evaluates the potential project-specific environmental effects peculiar to the 720-740 Illinois Street project described above, and incorporates by reference information contained within the Eastern Neighborhoods Rezoning and Area Plans Final EIR (Eastern Neighborhoods EIR) (Case No. 2004.0160E; State Clearinghouse No. 2005032048). Project-specific studies summarized in this determination were prepared for the proposed project at 720-740 Illinois Street to determine if there would be significant impacts attributable to the proposed project. These studies examined that project's potential environmental effects on shadow and noise.

This determination assesses the proposed project's potential to cause environmental impacts and concludes that the proposed project would not result in new, peculiar environmental effects, or effects of greater severity than were already analyzed and disclosed in the Eastern Neighborhoods EIR. This determination does not identify new or additional information that would alter the conclusions of the Eastern Neighborhoods. This determination also identifies mitigation measures contained in the Eastern Neighborhoods that would be applicable to the proposed project at 720-740 Illinois Street. Relevant information pertaining to prior environmental review conducted for the Eastern Neighborhoods is included below, as well as an evaluation of potential environmental effects.

Background

After several years of analysis, community outreach, and public review, the Eastern Neighborhoods Plan was adopted in December 2008. The Eastern Neighborhoods was adopted in part to support housing development in some areas previously zoned to allow industrial uses, while preserving an adequate supply of space for existing and future production, distribution, and repair (PDR) employment and businesses. The Eastern Neighborhoods also included changes to existing height and bulk districts in some areas, including the project site at 720-740 Illinois Street.

During the Eastern Neighborhoods Plan adoption phase, the Planning Commission held public hearings to consider the various aspects of the proposed area plans, and Planning Code and Zoning Map

amendments. On August 7, 2008, the Planning Commission certified the Eastern Neighborhoods EIR by Motion 17659¹ and adopted the Preferred Project for final recommendation to the Board of Supervisors.²

In December 2008, after further public hearings, the Board of Supervisors approved and the Mayor signed the Eastern Neighborhoods rezoning and Planning Code amendments. New zoning districts include districts that would permit PDR uses in combination with commercial uses; districts mixing residential and commercial uses and residential and PDR uses; and new residential-only districts. The districts replaced existing industrial, commercial, residential single-use, and mixed-use districts.

The Eastern Neighborhoods Final EIR is a comprehensive programmatic document that presents an analysis of the environmental effects of implementation of the Eastern Neighborhoods Rezoning and Area Plans, as well as the potential impacts under several proposed alternative scenarios. The Eastern Neighborhoods Draft EIR evaluated three rezoning alternatives, two community-proposed alternatives which focused largely on the Mission District, and a "No Project" alternative. The alternative selected, or the Preferred Project, represents a combination of Options B and C. The Planning Commission adopted the Preferred Project after fully considering the environmental effects of the Preferred Project and the various scenarios discussed in the Final EIR.

A major issue in the Eastern Neighborhoods rezoning process was the degree to which existing industrially-zoned land would be rezoned to primarily residential and mixed-use districts, thus reducing the availability of land traditionally used for PDR employment and businesses. Among other topics, the Eastern Neighborhoods EIR assesses the significance of the cumulative land use effects of the rezoning by analyzing its effects on the City's ability to meet its future PDR space needs as well as its ability to meet its housing needs as expressed in the City's General Plan.

As a result of the Eastern Neighborhoods, the project site has been rezoned to Urban Mixed Use (UMU). The proposed project and its relation to PDR land supply and cumulative land use effects is discussed further on page 4, Land Use. The 720-740 Illinois Street project site, which is located in the Potrero Hill Area of the Eastern Neighborhoods, was designated and envisioned as a site with a building up to 68 feet in height and containing a mix of uses.

Individual projects that could occur in the future under the Eastern Neighborhoods Rezoning and Area Plans would undergo project-level environmental evaluation to determine if they would result in further impacts specific to the development proposal, the site, and the time of development and to assess whether additional environmental review would be required. This determination concludes that the proposed residential project at 720-740 Illinois Street is consistent with and was encompassed within the analysis in the Eastern Neighborhoods Final EIR. Further, this determination finds that the Eastern Neighborhoods Final EIR adequately anticipated and described the impacts of the proposed 720-740 Illinois Street project, and identified the mitigation measures applicable to the proposed project. The proposed project is also consistent with the zoning controls for the project site. Therefore, no further CEQA evaluation for the 720-740 Illinois Street project is necessary.

¹ Eastern Neighborhoods Rezoning and Area Plans Final Environmental Impact Report, Planning Department Case No. 2004.0160E, certified August 7, 2008. The FEIR is on file for public review at the Planning Department, 1650 Mission Street Suite 400 as part of Case No. 2004.0160E, or at http://www.sfgov.org/site/planning_index.asp?id=67762.

² San Francisco Planning Commission Motion 17659, August 7, 2008.
http://www.sfgov.org/site/uploadedfiles/planning/Citywide/Eastern_Neighborhoods/Draft_Resolution_Public%20Parcels_FINAL.pdf

Potential Environmental Effects

The Eastern Neighborhoods Final EIR included analyses of environmental issues including: land use; plans and policies; visual quality and urban design; population, housing, business activity, and employment (growth inducement); transportation; noise; air quality; parks, recreation and open space; shadow; archeological resources; historic architectural resources; hazards; and other issues not addressed in the previously issued initial study for the Eastern Neighborhoods project. The proposed 720-740 Illinois Street project is in conformance with the height, use and density for the site described in the Eastern Neighborhoods and would represent a small part of the growth that was forecast for the Eastern Neighborhoods. Thus, the project analyzed in the Eastern Neighborhoods EIR considered the incremental impacts of the proposed 720-740 Illinois Street project. As a result, the proposed project would not result in any new or substantially more severe impacts than were identified in the Eastern Neighborhoods EIR. The following discussion demonstrates that the 720-740 Illinois Street project would not result in significant impacts beyond those analyzed and disclose in the Eastern Neighborhoods, including project-specific impacts related to land use, aesthetics, air quality, archeological resources, historic architectural resources, shadow, transportation, and noise.

Land Use

The Eastern Neighborhoods Rezoning and Area Plans re-zoned much of the city's industrially-zoned land in the Mission, Central Waterfront, East South of Market and Showplace Square/Potrero Hill neighborhoods. The four main goals that guided the Eastern Neighborhood planning process were to reflect local values, increase housing, maintain some industrial land supply, and to improve the quality of all existing areas with future development. The re-zoning applied new residential and mixed-used zoning districts to parts of the Eastern Neighborhoods currently zoned for industrial, warehousing, and commercial service use.

The proposed project would intensify uses in the project vicinity by constructing new buildings on two of the proposed three lots (60% of the total project site land) facing Illinois Street, which would consist of two new 66-foot tall, 31,258 square foot residential buildings containing 35 residential units and 26 parking spaces (The total project would include 62,516 square feet, 70 residential units and 52 parking spaces). The remaining new lot (40% of the total project site land) facing Third St. would be dedicated to the City to comply with affordable housing requirements. However, the new land uses would not have an effect on the character of the vicinity beyond what was identified in the Eastern Neighborhoods Final EIR. The proposed building is consistent with the height and bulk controls and the proposed uses are permitted within the Urban Mixed Use (UMU) District zoning controls. Further, the project is proposed on an in-fill site, and would not substantially impact upon the existing character of the vicinity and would not physically divide an established community.

The Eastern Neighborhoods identified an unavoidable significant land use impact due to the cumulative loss of PDR under Option C. Option C, which would result in less PDR-only land than Options A or B and would rezone more existing PDR land and displace more existing PDR uses than the other two options, would result in a clear mismatch between the supply of and demand for PDR land and building space, with neither adequate land nor adequate building space available with substantial changes in land use controls on Port land. The analysis also determined that a No-Project scenario would result in an

unavoidable significant impact on the cumulative supply of land for PDR uses. As identified in Appendix D to Planning Commission Resolution 16727,³ a commercial fueling facility is not considered a PDR use. Since there is no PDR at the project site, the proposed project would not contribute to this impact because there would be no loss of PDR.

In addition, Citywide Planning and Neighborhood Planning have determined that the proposed project is consistent with the Eastern Neighborhoods Final EIR and satisfies the requirements of the General Plan and the Planning Code. Therefore, the project is eligible for a Community Plan exemption.^{4,5}

Cultural Resources

Archeological Resources

Potential archeological impacts were identified in the Eastern Neighborhoods Rezoning and Area Plans Final EIR. *Mitigation Measure J-2: Properties with No Previous Studies* applies to properties within the project area for which no archeological assessment report has been prepared or for which the archeological documentation is incomplete or inadequate to serve as an evaluation of potential effects on archeological resources under CEQA. The project site is located within the *Properties with No Previous Studies* mitigation zone and would require a Preliminary Archeological Sensitivity Study to be prepared by an archeological consultant with expertise in California prehistoric and urban historical archeology.

The Planning Department conducted an archeological assessment review⁶ of the project site and found that there is a possibility that archeological features associated with ship building/repair operations (1870s-1900) could be present within the project site fill matrix. If features and/or deposits associated with the 19th Century ship building facilities have research integrity and would be adversely affected by project activities, the project may have a potential adverse effect to an historical resource under CEQA. Therefore, implementation of *Mitigation Measure 1 Archeological Resources - Accidental Discovery* would reduce potential effects of the proposed project to archeological resources to a less-than-significant level.

Historic Architectural Resources

The subject property was surveyed in 2001 by the City of San Francisco as part of the Central Waterfront Cultural Resources Survey and assigned a National Register Status Code of "4D2," or "may become eligible for the National Register as a contributor to a district." The findings of the survey were endorsed by the Planning Commission on June 13, 2002 by Motion No. 16431. In 2007, the subject property was reevaluated to comply with revision to the status codes made by the California Office of Historic Preservation. In the reevaluation, the subject property was assigned a new California Historical Resource

3 Appendix D to Resolution 16727, Establishing Policies and Procedures for Development Proposals in Sections of the SoMa, Mission, and Showplace Square; February 12, 2004. Available for review at the Planning Department, 1650 Mission Street, Suite 400, in Case File No. 2010.0094E.

4 David Alumbaugh, San Francisco Planning Department, Community Plan Exemption Eligibility Determination, Citywide Planning and Policy Analysis, 2121 3rd St/740 Illinois St. This document is on file and available for review as part of Case File No. 2010.0094E at the San Francisco Planning Department, 1650 Mission Street, Suite 400.

5 Kelley Amdur, San Francisco Planning Department, Community Plan Exemption Eligibility Determination, Neighborhood Analysis, 2121 3rd St/740 Illinois St. This document is on file and available for review as part of Case File No. 2010.0094E at the San Francisco Planning Department, 1650 Mission Street, Suite 400.

6 Randall Dean, Major Environmental Analysis (MEA) San Francisco Planning Department, 2121 Third Street/740 Illinois Street Archeological Assessment, May 30, 2008. This document is on file and available for review as part of Case File No. 2010.0094E at the San Francisco Planning Department, 1650 Mission Street, Suite 400

Status Code of "5D2," or "contributor to a district that is eligible for local listing." Although the subject property is not included on the National or the California Registers, the previous survey findings for the property make it a "Category A" building (known historic resource) for the purposes of CEQA review by the Planning Department.⁷

Based on previous survey findings, Planning Department staff believes that the subject building would qualify as a contributor to a potential historic district (Central Waterfront Historic District). The subject property was identified as having contextual significance as a small oil plant in the Central Waterfront Survey. Since the completion of the Central Waterfront Survey, the area surrounding the subject property has undergone some redevelopment, however, the site and the identified potential historic district still convey their contextual significance.

As discussed in the Eastern Neighborhoods Area Plans EIR, "[Central Waterfront] rezoning proposals expand residential-permitting zoning along Minnesota, Tennessee, Third and Illinois streets between Mariposa and 25th streets, as well as along 280 between Mariposa and 20th. The vast majority of this land is currently zoned Heavy Industrial (M-2). The rezoning proposals would expand residential-permitting zoning to 43 parcels containing known or potential historical resources, including 34 structures that are known historical resources." Adoption of the Eastern Neighborhoods rezoning proposals resulted in the zoning reclassification of the subject property from M-2 to UMU. The project site was identified in the Eastern Neighborhoods EIR as a potential historical resource in the Central Waterfront Historic District. The Eastern neighborhoods Rezoning Plan height limit increases for the Central Waterfront area were proposed along Third and Illinois streets, and in the southern portion of the plan area, between 22nd and 25th streets. The rezoning increased the height limits 15 feet or more for 53 known or potential historical resources in the Central Waterfront, which includes the 720-740 Illinois Street (2121 Third Street) project site.

An analysis of the potential for the Eastern Neighborhoods rezoning to result in potential adverse environmental effects on known and potential resources, indicated height changes would affect properties generally along Third Street as well as the blocks east of Iowa Street south of 23rd Street. Other areas indicated that could be affected by rezoning due to changes in permitted land uses or intensification of use are generally in the area between Mariposa, Indiana, Illinois and 22nd Streets as well as on Pier 70. Figure 36 on page 472 and Table 59 on page 474 of the Eastern Neighborhoods EIR, identifies the 720-740 Illinois Street (2121 Third Street) project site, along with surrounding known and potential historic resources, as having the potential to be impacted as a result of the rezoning.

As the demolition of a historical resource generally cannot be fully mitigated to a less-than-significant level, the impact of demolition of buildings that are identified as historical resources would be considered a significant and unavoidable impact of the proposed Eastern Neighborhoods Rezoning Plans project, because such demolition could be anticipated to occur as a result of development secondary to project implementation. Mitigation identified in Chapter V, Mitigation Measures, of the Eastern Neighborhoods EIR could in some cases reduce the nature of the impact, but it is assumed that demolition of historical resources could not be mitigated to a less-than-significant level.

⁷ Memorandum from Pilar La Valley, Preservation Technical Specialist, to Brett Bollinger, Planner, Major Environmental Analysis, October 21, 2010.

The existing commercial fueling facility on the project site has been identified as a contributor to a potential historic district (Central Waterfront Historic District), which was completed prior to the adoption of the Eastern Neighborhoods Rezoning Plan Area. While the immediate building context in the immediate project vicinity has a mixed visual character and variety of building heights, the proposed project is located within the boundary of a potential historic district (Central Waterfront Industrial District). Within the immediate surroundings, however, there are no other potential contributing resources; all the other properties on this block were built after the period of significance for the district and do not contribute to the historic context.

The Eastern Neighborhoods Plan EIR identified an unavoidable significant historical resource impact due to the potential loss of CEQA-defined historical resources. Future development projects that would be facilitated by the proposed changes to use districts and height limits in the Eastern Neighborhoods have the potential to cause substantial adverse changes in either (a) the significance of one or more of the historical resources identified in this analysis, or (b) the significance of one or more of the historic districts in which some of these resources are located. As noted above, substantial adverse changes that may occur include demolition, destruction, relocation or alteration of one or more resources, such that the historical significance or resource and/or the historic district in which it is located is "materially impaired." Such an adverse change to a CEQA-defined historical resource would constitute a significant impact. Under the Eastern Neighborhoods Final EIR it was assumed that demolition of a historical resource could not be mitigated to a less-than-significant level and a Statement of Overriding Considerations related to the significant and unavoidable historical resources impacts was adopted as part of the EIR Certification and project approval on January 19, 2009.

The Statement of Overriding Considerations concluded, "As the demolition of a historical resource generally cannot be fully mitigated to a less-than-significant level, the impact of demolition of buildings that are identified as historical resources would be considered a significant and unavoidable impact of the proposed Eastern Neighborhoods Rezoning and Area Plans project, because such demolition could be anticipated to occur as a result of development secondary to project (Eastern Neighborhoods Rezoning Area Plan) implementation. Mitigation identified in Chapter V, Mitigation Measures (in the Eastern Neighborhoods Final EIR), could in some cases reduce the nature of the impact, but it is assumed that demolition of historical resources could not be mitigated to a less-than-significant level."

"Demolition of individual structures secondary to project (Eastern Neighborhoods Rezoning Area Plan) implementation would not necessarily result in a significant adverse effect on a historic district within which buildings are located. However, for purposes of a conservative assessment, it is presumed that the demolition of one or more contributing resources to any of the existing or potential historic districts identified in the Eastern Neighborhoods Final EIR would constitute a significant impact that could not be mitigated to a less-than-significant level."

As to the effects of the proposed new structure, given the surrounding context, the proposed massing is generally appropriate. Although the overall design of the new buildings lack references to either the industrial character of the potential historic district or to design elements from historic buildings within the district, it does not appear that the proposed project would result in a significant adverse impact to off-site historic resources due to its physical and visual separation from other contributing resources within the potential district. The loss of a single contributing building to the potential historic district

would represent a relatively small effect, in terms of the overall number of potential district contributors in the project vicinity. However, the effect on the potential district of demolition of a single contributing resource, not identified as important enough to be individually eligible for the California Register, would not be of a sufficient degree to disqualify the Central Waterfront Historic District, or any sub-area project site vicinity, from consideration for listing as a National or California Register-eligible historic district. With the loss of the project site commercial fueling facility building, the potential historic district would have an incrementally, but not substantially, diminished capacity to convey the sense of an industrial neighborhood.

As previously noted above, the building is not identified as individually eligible for the California Register, as it was not determined to be associated with events or persons of sufficient historic significance or to sufficiently embody distinctive characteristics of style, type, or period to warrant individual listing. As such, the proposed project's demolition of a contributing resource would not have a significant impact on the Central Waterfront historic district. The project block does not contain any other buildings which are listed in the National or California Registers or designated as a San Francisco Historical Landmark. For this reason, the proposed project would not affect the historic setting of any property listed in either of the Registers in the project vicinity. Other potential historical resources may be present in the general project area. However, the project would be situated far enough away from any potential individual historical resource so as not to visually compete with the distinctive characteristics of these buildings.

The proposed demolition of the commercial fueling facility would contribute to the significant historical resource impact identified in the Eastern Neighborhoods EIR. However, the California Environmental Quality Act (CEQA) State Guidelines Section 15183 provides an exemption from environmental review for projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an Environmental Impact Report (EIR) was certified, except as might be necessary to examine whether there are project-specific effects which are peculiar to the project or its site. Since the existing building on the project site was determined ineligible for individual listing in either the National Register, the California Register, or local listing the proposed demolition of a contributor to a Central Waterfront Historic District would not result in any new significant or peculiar historical resource effects on the environment not previously identified in the Final EIR for the Eastern Neighborhoods Rezoning and Area Plans, nor would any environmental impacts be substantially greater than described in the Eastern Neighborhoods Final EIR.

Eastern Neighborhoods Final EIR *Mitigation Measure K-1: Interim Procedures for Permit Review in the Eastern Neighborhoods Plan Area* is not relevant to the project since the Central Waterfront Historical Resource Survey was completed prior to the adoption of the Eastern Neighborhoods Plan Area.

Mitigation Measures K-2 and K-3 are not relevant to the 720-740 Illinois Street project since the project site is not located in either the South End Historic District (East SoMa) or Dogpatch Historic District (Central Waterfront).

In light of the above, the project would not result in a significant effect with regard to cultural resources.

Transportation

The proposed project is not located within an airport land use plan area or in the vicinity of a private airstrip. Therefore, significance criterion 5c would not apply to the proposed project.

Trip Generation

Proposed Project Trip Generation: Trip generation of the proposed project was calculated using information in the 2002 Transportation Impacts Analysis Guidelines for Environmental Review (SF Guidelines) developed by the San Francisco Planning Department.⁸ The proposed project would generate about 550 person trips (inbound and outbound) on a weekday daily basis, consisting of 399 person trips by auto, 89 transit trips, 27 walk trips and 35 by other modes. During the p.m. peak hour, the proposed project would generate an estimated 64 vehicle trips (accounting for vehicle occupancy data for this Census Tract). Due to the project's location near major transit routes, this is likely a conservative estimate of vehicle trips.

Affordable Housing Trip Generation: As part of the proposed project, the project sponsors would donate 40% of the project site land facing Third Street to comply with the City's inclusionary housing component. Therefore, for cumulative purposes, the affordable housing trip generation is provided in anticipation of future full site development.

Trip generation of the proposed project was calculated using information in the 2002 Transportation Impacts Analysis Guidelines for Environmental Review (SF Guidelines) developed by the San Francisco Planning Department.⁹ If built to the zoning district controls (UMU) of the lot, the affordable housing lot would generate about 263 person trips (inbound and outbound) on a weekday daily basis, consisting of 190 person trips by auto, 42 transit trips, 13 walk trips and 17 by other modes. During the p.m. peak hour, the affordable housing lot would generate an estimated 31 vehicle trips (accounting for vehicle occupancy data for this Census Tract).

The estimated 64 new p.m. peak hour vehicle trips (95 total p.m. peak hour vehicle trips w/ affordable housing) would travel through the intersections surrounding the project block. Intersection operating conditions are characterized by the concept of Level of Service (LOS), which ranges from A to F and provides a description of an intersection's performance based on traffic volumes, intersection capacity, and vehicle delays. LOS A represents free flow conditions, with little or no delay, while LOS F represents congested conditions, with extremely long delays; LOS D (moderately high delays) is considered the lowest acceptable level in San Francisco. Given that the proposed project would add approximately 64 new p.m. peak hour vehicle trips (95 total w/ affordable housing) to surrounding intersections, it is not anticipated to substantially increase traffic volumes at these or other nearby intersections, nor substantially increases average delay that would cause these intersections to deteriorate to unacceptable levels of service.

⁸ Brett Bollinger, San Francisco Planning Department, *Transportation Calculations*, June 16, 2010. These calculations are available for review as part of Case File No. 2010.0094E at the San Francisco Planning Department, 1650 Mission Street, Suite 400.

⁹ Brett Bollinger, San Francisco Planning Department, *Transportation Calculations*, June 16, 2010. These calculations are available for review as part of Case File No. 2010.0094E at the San Francisco Planning Department, 1650 Mission Street, Suite 400.

The Eastern Neighborhoods Final EIR evaluated three land use options. The proposed project is located in the Potrero Hill/Showplace Square Subarea of the Eastern Neighborhoods, which included the analysis (existing and 2025 operating conditions) of the above and other intersections in the area based on proposed development plan options of the Eastern Neighborhoods. The Third St./Mariposa St. intersection (one block away) would change from LOS B to LOS C under 2025 weekday p.m. peak hour conditions under all Plan options; the Third St./16th St. intersection (three blocks away) is anticipated to continue to operate at LOS D under 2025 weekday p.m. peak hour conditions under all Plan options; the Mariposa St./I-280 NB off-ramp intersection (four blocks away) is anticipated to change from LOS C to LOS D under all Plan options; and the Mariposa St./I-280 SB off-ramp intersection (four blocks away) would change from LOS F to LOS B under all Plan options.¹⁰

The nearest Potrero Hill/Showplace Square Plan Subarea intersection in which the Eastern Neighborhoods Final EIR identified a significant impact under 2025 weekday p.m. peak hour was at 25th St./Indiana St. intersection (approximately 13 blocks to the south of the project site) which operated at LOS B under existing (baseline) conditions and would deteriorate to LOS F under 2025 weekday p.m. peak hour operating conditions under all Plan options. The other nearby Subarea intersection in which the Eastern Neighborhoods Final EIR identified a significant impact under 2025 weekday p.m. peak hour was at Potrero Ave./16th Street (approximately 15 blocks to the west of the project site) which operated at LOS B under existing (baseline) conditions and would deteriorate to LOS F under 2025 weekday p.m. peak hour operating conditions under all Plan options. It is likely these conditions would occur with or without the project, and the proposed project's contribution of 64 p.m. peak hour vehicle trips (95 total w/ affordable housing) would not be a substantial proportion of the overall traffic volume or the new vehicle trips generated by Eastern Neighborhoods' projects, should they be approved. Under the Eastern Neighborhoods Final EIR, a specific mitigation measure to add a new traffic signal was identified for the 25th St./Indiana St. intersection. Under the Eastern Neighborhoods Final EIR, a specific mitigation measure was not proposed for the Potrero Ave./16th St. intersection and a Statement of Overriding Considerations related to the significant and unavoidable cumulative (2025) traffic impacts was adopted as part of the EIR Certification and project approval on January 19, 2009. As a result, the proposed project would have the potential to contribute to a significant impact to 2025 Cumulative conditions identified in the Eastern Neighborhoods EIR. However, the proposed project would not result in a project-specific traffic impact, therefore, requiring no further project specific analysis.

Transit

As indicated above, the proposed project is estimated to add 89 daily transit person trips (131 total transit trips w/ affordable housing), of which 15 are estimated to occur in the P.M. peak hour (22 total P.M. transit trips w/ affordable housing). The project site is served by several local and regional transit lines including Muni lines T-Third, 22-Filmore, and 48-Quintara, and therefore, the additional P.M. peak hour trips would likely be accommodated on existing routes, and would result in a less-than-significant effect to transit services.

The Eastern Neighborhoods Final EIR identified significant and unavoidable cumulative impacts relating to increases in transit ridership due to the change from 2025 No-Project operating conditions for Muni

¹⁰ San Francisco Planning Department, *Eastern Neighborhoods Rezoning and Area Plans Final Environmental Impact Report*, certified January 19, 2009. File No. 2004.0160E.

lines 9, 10, 12, 14, 14L, 22, 27, 47, 49 and 67 under all Eastern Neighborhoods rezoning options. Mitigation measures proposed to address these impacts related to pursuing enhanced transit funding; conducting transit corridor and service improvements; and increasing transit accessibility, service information and storage/maintenance capabilities for Muni lines in Eastern Neighborhoods. Even with mitigation, however, cumulative impacts on the above lines were found to be significant and unavoidable and a Statement of Overriding Considerations with findings was adopted as part of the Eastern Neighborhoods Rezoning and Area Plans approval on January 19, 2009. The proposed project would not conflict with the implementation of these mitigation measures, and it is likely the significant and unavoidable cumulative transit conditions would occur with or without the proposed project. The proposed project's contribution of 15 p.m. peak hour transit trips (22 total P.M. transit trips w/ affordable housing) would not be a substantial proportion of the overall transit volume generated by Eastern Neighborhood projects, should the project be approved. As a result, the proposed project would have the potential to contribute to a significant impact to 2025 Cumulative conditions identified in the Eastern Neighborhoods EIR. However, the proposed project would not result in a project-specific transit impact, therefore, requiring no further project specific analysis.

Parking

Under Planning Code Section 843.08, the proposed project would not be required to provide off-street parking spaces. Pursuant to *Planning Code* Sections 151.1, residential units are permitted up to 0.75 parking spaces per dwelling unit. Therefore, the proposed project includes 52 parking spaces in a ground floor garage. Based on the methodology presented in the 2002 *Transportation Guidelines*, on an average weekday, the demand for parking would be 81 spaces for the proposed project. The affordable housing lot would create a demand for 21 spaces. Thus, the project would have an unmet parking demand of 29 spaces. The resulting parking deficit is considered to be a less-than-significant impact, regardless of the availability of on-street parking under existing conditions.

San Francisco does not consider parking supply as part of the permanent physical environment and therefore, does not consider changes in parking conditions to be environmental impacts as defined by CEQA. However, this report presents a parking analysis to inform the public and the decision makers as to the parking conditions that could occur as a result of implementing the proposed project.

Parking conditions are not static, as parking supply and demand varies from day to day, from day to night, from month to month, etc. Hence, the availability of parking spaces (or lack thereof) is not a permanent physical condition, but changes over time as people change their modes and patterns of travel.

Parking deficits are considered to be social effects, rather than impacts on the physical environment as defined by CEQA. Under CEQA, a project's social impacts need not be treated as significant impacts on the environment. Environmental documents should, however, address the secondary physical impacts that could be triggered by a social impact. (CEQA Guidelines § 15131(a).) The social inconvenience of parking deficits, such as having to hunt for scarce parking spaces, is not an environmental impact, but there may be secondary physical environmental impacts, such as increased traffic congestion at intersections, air quality impacts, safety impacts, or noise impacts caused by congestion. In the experience of San Francisco transportation planners, however, the absence of a ready supply of parking spaces, combined with available alternatives to auto travel (e.g., transit service, taxis, bicycles or travel by

foot) and a relatively dense pattern of urban development, induces many drivers to seek and find alternative parking facilities, shift to other modes of travel, or change their overall travel habits. Any such resulting shifts to transit service in particular, would be in keeping with the City's "Transit First" policy. The City's Transit First Policy, established in the City's Charter Section 16.102 provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation." The project area is well-served by local public transit (Muni lines T-Third, 22-Fillmore, and 48-Quintara) and bike lanes (40, 23, 7, and 5), which provide alternatives to auto travel.

The transportation analysis accounts for potential secondary effects, such as cars circling and looking for a parking space in areas of limited parking supply, by assuming that all drivers would attempt to find parking at or near the project site and then seek parking farther away if convenient parking is unavailable. Moreover, the secondary effects of drivers searching for parking is typically offset by a reduction in vehicle trips due to others who are aware of constrained parking conditions in a given area. Hence, any secondary environmental impacts which may result from a shortfall in parking in the vicinity of the proposed project would be minor, and the traffic assignments used in the transportation analysis, as well as in the associated air quality, noise and pedestrian safety analyses, reasonably addresses potential secondary effects.

Loading

Based on the SF Guidelines, the proposed project would generate an average loading demand of 0.09 truck-trips per hour. The affordable housing lot would create an average loading demand of 0.04 truck-trips per hour. Planning Code Section 152.1 does not require off-street loading for residential development less than 100,000 square feet. Therefore, off-street loading spaces are not required for the proposed project, which would include 62,516 square feet of residential uses. The proposed project would avoid the potential for impacts to adjacent roadways due to loading activities by limiting all long-term and construction loading/staging operations to the existing on-street parking area along Illinois Street or Third Street and also off-street on the newly formed lot proposed for affordable housing (2121 Third Street). Vehicles performing move in/move out activities would be able to obtain temporary parking permits for loading and unloading operations on Illinois Street and Third Street.

Pedestrian and Bicycle Conditions

The proposed project would generate approximately five (5) p.m. peak-hour pedestrian trips, while the affordable housing lot would generate approximately two (2) p.m. peak-hour pedestrian trips. The proposed project would not cause a substantial amount of pedestrian and vehicle conflict, as there are adequate sidewalk and crosswalk widths. Pedestrian activity would increase as a result of the proposed project and future affordable housing project, but not to a degree that could not be accommodated on local sidewalks or would result in safety concerns.

There are no existing or proposed bike lanes on or adjacent to the project site, and no new curb cuts are proposed. In the vicinity of the project site, there are four major Citywide Bicycle Routes. Illinois Street, from 16th Street to Cesar Chavez includes the entirety of bicycle route #5, Indiana Street comprises a portion of bicycle route #7, Mariposa Street a portion of route #23, and 16th Street a portion of route #40. Although the proposed project and future affordable housing project would result in an increase in the

number of vehicles in the project vicinity, this increase would not substantially affect bicycle travel in the area.

In summary, the project would not result in a significant effect with regard to transportation.

Noise

Ambient noise levels in the vicinity of the project site are typical of noise levels in neighborhoods in San Francisco, which are dominated by vehicular traffic, including trucks, cars, Muni buses, emergency vehicles, and land use activities, such as commercial businesses and periodic temporary construction-related noise from nearby development, or street maintenance. Noises generated by residential uses are common and generally accepted in urban areas. The noise generated by the occupants of the proposed project would not be considered a significant impact of the proposed project. An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels noticeable to most people. The project would not cause a doubling in traffic volumes and therefore would not cause a noticeable increase in the ambient noise level in the project vicinity.

The *San Francisco General Plan* noise guidelines indicate that any new residential development in areas with noise levels above 60 dBA should be undertaken only after a detailed analysis of noise reduction requirements is made and needed noise insulation features are included in the design. In areas where noise levels exceed 65 dBA, a detailed analysis of noise reduction requirements must be done and needed noise insulation features included in the design. According to the Eastern Neighborhoods Final EIR, noise levels on Illinois Street are between 65.1 and 70.0 dBA. Title 24 of the California Code of Regulations establishes uniform noise insulation standards for multi-unit residential projects (including hotels, motels, and live/work developments). This state regulation requires meeting an interior standard of 45 dBA in any habitable room. The Department of Building Inspections (DBI) would review the final building plans to ensure that the building wall and floor/ceiling assemblies for the residential development meet State standards regarding sound transmission for residents. Since the proposed project is subject to Title 24, *Mitigation Measure F-3: Interior Noise Levels* from the Eastern Neighborhoods is not applicable.

The Eastern Neighborhoods Final EIR identified a significant impact related to new development including noise-sensitive uses located along streets with noise levels above 60 dBA (Ldn), where such development is not already subject to the California Noise Insulation Standards in Title 24 of the California Code of Regulations. Since the proposed project is subject to Title 24, *Mitigation Measure F-3: Interior Noise Levels* from the Eastern Neighborhoods Final EIR is not applicable.

The Eastern Neighborhoods Final EIR identified a significant impact related to potential conflicts between existing noise-generating uses and new sensitive receptors, for new development including noise-sensitive uses. Since the proposed project includes noise-sensitive uses with sensitive receptors, *Mitigation Measure F-4: Siting of Noise-Sensitive Uses* applies to the proposed project. Pursuant to this measure, Charles M. Salter Associates Inc. were hired by the project sponsor to conduct a noise study that included a 24-hour noise measurement and site survey of noise-generating uses within two blocks of the

project site.¹¹ The 24-hour noise measurement for the 720-740 Illinois Street/2121 Third Street project site was conducted on Thursday and Friday, April 1st and 2nd 2010.

The 24-hour noise measurement recorded a day-night noise average of 70 dBA (Ldn) on Illinois Street and 73 dBA (Ldn) on Third Street. These measurements are slightly higher than forecasted by noise modeling undertaken by the Department of Public Health, which predicts a traffic noise level of between 65.1 dBA and 70 dBA (Ldn) for the project block of Illinois and Third Streets (and surrounding blocks). The noise analysis site survey did not identify any land uses that generate unusual noise within two blocks of the project site.

Given the noise environment at the project site, the noise analysis concluded that it would appear that conventional residential construction, which would include double-paned windows (which typically offer 25 to 30 dBA noise reduction), would be sufficient to ensure an interior noise environment in habitable rooms of 45 dBA (Ldn) as required by the San Francisco Building Code. The noise analysis for the project site recommends that the project sponsor use windows with a minimum Sound Transmission Class (STC) rating of at least 35, which would ensure an interior noise environment of 45 dBA (Ldn) at the most exposed locations of the proposed residential building. The noise analysis has demonstrated that acceptable interior noise levels consistent with those in the Title 24 standards can be attained by the proposed project because double-paned windows would be included; therefore, no further acoustical analysis or engineering is required.

The Eastern Neighborhoods Final EIR identified a significant impact related to potential conflicts between existing sensitive receptors and new noise-generating uses and determined that *Mitigation Measures F-5: Siting of Noise-Generating Uses* would reduce effects to a less-than-significant level. Since the proposed development does not propose residential uses that would be expected to generate noise levels in excess of ambient noise in the vicinity of the project site, *Mitigation Measure F-5* is not applicable.

Construction noise is regulated by the San Francisco Noise Ordinance (Article 29 of the San Francisco Police Code). The Noise Ordinance requires that construction work be conducted in the following manner: 1) noise levels of construction equipment, other than impact tools, must not exceed 80 dBA at a distance of 100 feet from the source (the equipment generating the noise); 2) impact tools must have intake and exhaust mufflers that are approved by the Director of the Department of Public Works (DPW) to best accomplish maximum noise reduction; and 3) if the noise from the construction work would exceed the ambient noise levels at the site property line by 5 dBA, the work must not be conducted between 8:00 p.m. and 7:00 a.m., unless the Director of DPW authorizes a special permit for conducting the work during that period.

DBI is responsible for enforcing the Noise Ordinance for private construction projects during normal business hours (8:00 a.m. to 5:00 p.m.). The Police Department is responsible for enforcing the Noise Ordinance during all other hours. Nonetheless, during the construction period for the proposed project of approximately 14 months, occupants of the nearby properties could be disturbed by construction noise and possibly vibration. There may be times when noise could interfere with indoor activities in nearby residences and other businesses near the project site and may be considered an annoyance by occupants

¹¹ Ethan C. Salter, Charles M. Salter Associates Inc., 720-740 Illinois Street and 2121 Third Street- Environmental Noise Study, April 13th, 2010. This document is on file and is available for review as part of Case File No. 2010.0094E at the San Francisco Planning Department, 1650 Mission Street, Suite 450, San Francisco, CA.

of nearby properties. The increase in noise in the project area during project construction would not be considered a significant impact of the proposed project because the construction noise would be temporary, intermittent, and restricted in occurrence and level, as the contractor would be obliged to comply with the City's Noise Ordinance.

The Eastern Neighborhoods identified a significant impact related to construction noise that would include pile driving and determined that *Mitigation Measure F-1: Construction Noise* would reduce effects to a less-than-significant level. Since construction of the proposed project does not require pile driving, *Mitigation Measure F-1* is not applicable to the proposed project.

Air Quality

Project-related demolition, excavation, grading and other construction activities may cause wind-blown dust that could contribute particulate matter into the local atmosphere. The Eastern Neighborhoods Final EIR identified a significant impact related to construction air quality and determined that *Mitigation Measure G-1: Construction Air Quality* would reduce effects to a less-than-significant level. Subsequently, the San Francisco Board of Supervisors approved a series of amendments to the San Francisco Building and Health Codes generally referred hereto as the Construction Dust Control Ordinance (Ordinance 176-08, effective July 30, 2008) with the intent of reducing the quantity of dust generated during site preparation, demolition, and construction work in order to protect the health of the general public and of onsite workers, minimize public nuisance complaints, and to avoid orders to stop work by the Department of Building Inspection (DBI). These regulations and procedures set forth by the San Francisco Building Code ensure that potential dust-related air quality impacts would be reduced less than significant. Since the project is required to comply with the Construction Dust Control Ordinance, the project would not result in a significant impact related to construction air quality and *Mitigation Measure G-1* is not applicable.

The Eastern Neighborhoods Final EIR identified a significant impact related to air quality for sensitive land uses and determined that *Mitigation Measure G-2: Air Quality for Sensitive Land Uses* would reduce effects to a less-than-significant level. In response to this concern, Article 38 of the San Francisco Health Code was amended to require that all newly constructed buildings containing ten or more units within the Potential Roadway Exposure Zone perform an Air Quality Assessment to determine whether the PM 2.5¹² concentration at the project site is greater than 0.2 micrograms per cubic meter (0.2 ug/m3).¹³ Sponsors of projects on sites where the PM 2.5 concentration exceeds the 0.2 ug/m3 threshold are required to install ventilation systems or otherwise redesign the project to reduce the PM 2.5 concentration for the habitable areas for the dwelling units to below the threshold. The project site is not located within the Potential Roadway Exposure Zone, triggering the application of San Francisco Health Code Article 38. Therefore, the project would have no significant air quality impacts on residents due to roadway emissions.

¹² PM 2.5 is a measure of smaller particles in the air. PM 10 has been the pollutant particulate level standard against which EPA has been measuring Clean Air Act compliance. On the basis of newer scientific findings, the Agency is considering regulations that will make PM 2.5 the new "standard".

¹³ See Board of Supervisors Ordinance No. 281-08, effective January 5, 2009.

The Eastern Neighborhoods Final EIR identified a significant impact related to siting of uses that emit diesel particulate matter (DPM) and determined that Mitigation Measure G-3: Siting of Uses that Emit DPM would reduce these effects to a less-than-significant level. As stated in the Eastern Neighborhoods Final EIR, to minimize potential exposure of sensitive receptors to DPM, for new development including warehousing and distribution centers, commercial, industrial, or other uses that would be expected to be served by at least 100 trucks per day or 45 refrigerated trucks per day, the Planning Department shall require that such uses be located no less than 1,000 feet from residential units and other sensitive receptors. Since the proposed project would not be expected to be served by at least 100 trucks per day or 45 refrigerator trucks per day, the proposed project would not be expected to expose sensitive receptors to DPM and Mitigation Measure G-3 is not applicable.

The Eastern Neighborhoods identified significant impacts related to siting uses that emit diesel particulate matter (DPM) and other toxic air contaminants (TACs) and determined that *Mitigation Measures G-3: Siting of Uses that Emit DPM* and *G-4: Siting of Uses that Emit Other TACs* would reduce these effects to a less-than-significant level. Since the proposed project would not be expected to expose sensitive receptors to DPM and would not be expected to generate TACs as part of everyday operations, the 720-740 Illinois Street project would not contribute to this significant impact and Mitigation Measures G-3 and G-4 are not applicable.

Greenhouse Gas Emissions

The project proposes to replace the existing commercial fueling facility with residential uses. The proposed project would contribute to the cumulative effects of climate change by emitting greenhouse gases (GHGs) during construction and operational phases. Construction of the proposed project is estimated at approximately 14 months. Project operations would generate both direct and indirect GHG emissions. Direct operational emissions include GHG emissions from vehicle trips and area sources (natural gas combustion). Indirect emissions include emissions from electricity providers, energy required to pump, treat, and convey water, and emissions associated with landfill operations. The project site is located within the Potrero Hill/Showplace Square plan area analyzed under the Eastern Neighborhoods Rezoning EIR. The Eastern Neighborhoods Rezoning EIR assessed the GHG emissions that could result from rezoning of the Potrero Hill/Showplace Square area plan under the three rezoning options. The Eastern Neighborhoods Rezoning Options A, B and C are anticipated to result in GHG emissions on the order of 4.2, 4.3 and 4.5 metric tons of carbon dioxide equivalents (CO₂E)¹⁴ per service population¹⁵, respectively.¹⁶ The Eastern Neighborhoods EIR concluded that the resulting GHG emissions from the three options analyzed in the Eastern Neighborhoods Area Plans would be less than significant. The Eastern Neighborhoods EIR adequately addressed greenhouse gas emissions and the resulting emissions were determined to be less than significant. Therefore, the project would not result in any significant impacts related to GHG emissions.

¹⁴ Greenhouse gas emissions are typically measured in CO₂E, or carbon dioxide equivalents. This common metric allows for the inclusion of the global warming potential of other greenhouse gases. Land use project's, such as this, may also include emissions from methane (CH₄) and nitrous oxide (N₂O), therefore greenhouse gas emissions are typically reported at CO₂E.

¹⁵ SP= Service Population. Service population is the equivalent of total number of residents + employees.

¹⁶ *Greenhouse Gas Analyses for Community Plan Exemptions in Eastern Neighborhoods*. April 20, 2010. Memorandum from Jessica Range, MEA to MEA staff. This memorandum provides an overview of the GHG analysis conducted for the Eastern Neighborhoods Rezoning EIR and provides an analysis of the emissions using a service population metric.

Greenhouse Gases. Gases that trap heat in the atmosphere are referred to as greenhouse gases (GHGs) because they capture heat radiated from the sun as it is reflected back into the atmosphere, much like a greenhouse does. The accumulation of GHGs has been implicated as the driving force for global climate change. The primary GHGs are carbon dioxide, methane, nitrous oxide, ozone, and water vapor.

While the presence of the primary GHGs in the atmosphere are naturally occurring, carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O) are largely emitted from human activities, accelerating the rate at which these compounds occur within earth's atmosphere. Emissions of carbon dioxide are largely by-products of fossil fuel combustion, whereas methane results from off-gassing associated with agricultural practices and landfills. Other GHGs include hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride, and are generated in certain industrial processes. Greenhouse gases are typically reported in "carbon dioxide-equivalent" measures (CO₂E).¹⁷

There is international scientific consensus that human-caused increases in GHGs have and will continue to contribute to global warming. Potential global warming impacts in California may include, but are not limited to, loss in snow pack, sea level rise, more extreme heat days per year, more high ozone days, more large forest fires, and more drought years. Secondary effects are likely to include a global rise in sea level, impacts to agriculture, changes in disease vectors, and changes in habitat and biodiversity.¹⁸

The California Air Resources Board (ARB) estimated that in 2006 California produced about 484 million gross metric tons of CO₂E (MMTCO₂E), or about 535 million U.S. tons.¹⁹ The ARB found that transportation is the source of 38 percent of the State's GHG emissions, followed by electricity generation (both in-state and out-of-state) at 22 percent and industrial sources at 20 percent. Commercial and residential fuel use (primarily for heating) accounted for 9 percent of GHG emissions.²⁰ In the Bay Area, fossil fuel consumption in the transportation sector (on-road motor vehicles, off-highway mobile sources, and aircraft) and the industrial and commercial sectors are the two largest sources of GHG emissions, each accounting for approximately 36 percent of the Bay Area's 95.8 MMTCO₂E emitted in 2007.²¹ Electricity generation accounts for approximately 16 percent of the Bay Area's GHG emissions followed by residential fuel usage at 7 percent, off-road equipment at 3 percent and agriculture at 1 percent.²²

Senate Bill 97 (SB 97) requires the Office of Planning and Research (OPR) to amend the state CEQA guidelines to address the feasible mitigation of GHG emissions or the effects of GHGs. The Natural Resources Agency adopted OPR's CEQA guidelines on December 30, 2009, amending various sections of the guidelines to provide guidance for analyzing GHG emissions. Specifically, the amendments add a

¹⁷ Because of the differential heat absorption potential of various GHGs, GHG emissions are frequently measured in "carbon dioxide-equivalents," which present a weighted average based on each gas's heat absorption (or "global warming") potential.

¹⁸ California Climate Change Portal. Frequently Asked Questions About Global Climate Change. Available online at: <http://www.climatechange.ca.gov/publications/faqs.html>. Accessed March 2, 2010.

¹⁹ California Air Resources Board, "California Greenhouse Gas Inventory for 2000-2006— by Category as Defined in the Scoping Plan." http://www.arb.ca.gov/cc/inventory/data/tables/ghg_inventory_scopingplan_2009-03-13.pdf. Accessed March 2, 2010.

²⁰ Ibid.

²¹ Bay Area Air Quality Management District, Source Inventory of Bay Area Greenhouse Gas Emissions: Base Year 2007, Updated: February 2010. Available online at: http://www.baaqmd.gov/~media/Files/Planning%20and%20Research/Emission%20Inventory/regionalinventory2007_2_10.ashx. Accessed March 2, 2010.

²² Ibid.

new section to the CEQA Checklist (CEQA Guidelines Appendix G) to address questions regarding the project's potential to emit GHGs. OPR's amendments to the CEQA Guidelines have been incorporated into this analysis accordingly.

Project Greenhouse Gas Emissions. The most common GHGs resulting from human activity are CO₂, CH₄, and N₂O.²³ State law defines GHGs to also include hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. These latter GHG compounds are usually emitted in industrial processes and are therefore not applicable to the proposed project. The GHG calculation presented in this analysis includes an estimate of emissions from CO₂, N₂O, and CH₄. Individual projects contribute to the cumulative effects of climate change by emitting GHGs during their construction and operational phases. Both direct and indirect GHG emissions are generated by project operations. Operational emissions include GHG emissions from new vehicle trips and area sources (natural gas combustion). Indirect emissions include emissions from electricity providers, energy required to pump, treat, and convey water, and emissions associated with landfill operations.

The proposed project would increase the activity on site by adding residential uses. Therefore, the proposed project would contribute to annual long-term increases in GHGs as a result of increased vehicle trips (mobile sources) and building operations associated with energy use, water use and wastewater treatment, and solid waste disposal.

San Francisco has been actively pursuing cleaner energy, alternative transportation, and solid waste policies, many of which have been codified into the regulations listed above. In an independent review of San Francisco's community-wide emissions it was reported that San Francisco has achieved a 5 percent reduction in community-wide GHG emissions below the Kyoto Protocol 1990 baseline levels. The 1997 Kyoto Protocol sets a greenhouse gas reduction target of 7 percent below 1990 levels by 2012. The "community-wide inventory" includes greenhouse gas emissions generated by San Francisco by residents, businesses, and commuters, as well as municipal operations. The inventory also includes emissions from both transportation and building energy sources.²⁴

As infill development, the proposed project would be constructed in an urban area with good transit access, reducing regional vehicle trips and vehicle miles traveled. Given that San Francisco has implemented binding and enforceable programs to reduce GHG emissions applicable to the proposed project and that San Francisco's sustainable policies have resulted in the measured success of reduced GHG emissions levels, the proposed project's GHG emissions would result in a less than significant impact.

Consistency with Applicable Plans. Both the State and the City of San Francisco have adopted programs for reducing greenhouse gas emissions, as discussed below.

²³ Governor's Office of Planning and Research. *Technical Advisory- CEQA and Climate Change: Addressing Climate Change through California Environmental Quality Act (CEQA) Review*. June 19, 2008. Available at <http://www.opr.ca.gov/ceqa/pdfs/june08-ceqa.pdf>. Accessed March 3, 2010.

²⁴ *City and County of San Francisco: Community GHG Inventory Review*. August 1, 2008. IFC International, 394 Pacific Avenue, 2nd Floor, San Francisco, CA 94111. Prepared for City and County of San Francisco, Department of the Environment.

Assembly Bill 32. In 2006, the California legislature passed Assembly Bill No. 32 (California Health and Safety Code Division 25.5, Sections 38500 et seq., or AB 32), also known as the Global Warming Solutions Act. AB 32 requires the ARB to design and implement emission limits, regulations, and other measures, such that feasible and cost-effective statewide GHG emissions are reduced to 1990 levels by 2020 (representing a 25 percent reduction in emissions).

Pursuant to AB 32, the ARB adopted a Scoping Plan in December 2008, outlining measures to meet the 2020 GHG reduction limits. In order to meet these goals, California must reduce its GHG emissions by 30 percent below projected 2020 business as usual emissions levels, or about 15 percent from today's levels.²⁵ The Scoping Plan estimates a reduction of 174 million metric tons of CO₂E (MMT CO₂E) (about 191 million U.S. tons) from the transportation, energy, agriculture, forestry, and high global warming potential sectors (see table below). The ARB has identified an implementation timeline for the GHG reduction strategies in the Scoping Plan.²⁶ Some measures may require new legislation to implement, some will require subsidies, some have already been developed, and some will require additional effort to evaluate and quantify. Additionally, some emissions reductions strategies may require their own environmental review under CEQA or the National Environmental Policy Act (NEPA).

GHG Reductions from the AB 32 Scoping Plan	
Reduction Measures	GHG Reductions (MMT CO ₂ E)
Reduction Measures By Sector	
Transportation	62.3
Electricity and natural gas	49.7
Industry	1.4
Landfill methane control measure (discrete early action)	1
Forestry	5
High global warming potential GHGs	20.2
Additional reductions needed to achieve the GHG cap	34.4
Total	174
Other Recommended Measures	
Government operations	1-2
Agriculture - methane capture at large dairies	1
Methane capture at large dairies	1
Additional GHG Reduction Measures	
Water reduction measures	4.8
Green buildings measures	26
High recycling/zero waste measures: commercial recycling, composting, anaerobic digestion, extended producer responsibility, and environmentally preferable purchasing	9
Total	42.8-43.8

Source: ARB, California's Climate Plan: Fact Sheet, "Balanced and Comprehensive Mix of Measures."

AB 32 also anticipates that local government actions will result in reduced GHG emissions. The ARB has identified a GHG reduction target of 15 percent from current levels for local governments themselves, and notes that successful implementation of the plan relies on local governments' land use planning and

²⁵ ARB, California's Climate Plan: Fact Sheet. Available online at: http://www.arb.ca.gov/cc/facts/scoping_plan_fs.pdf. Accessed March 4, 2010.

²⁶ California Air Resources Board. AB 32 Scoping Plan. Available Online at: http://www.arb.ca.gov/cc/scopingplan/sp_measures_implementation_timeline.pdf. Accessed March 2, 2010.

urban growth decisions. This is because local governments have primary authority to plan, zone, approve, and permit land development to accommodate population growth and the changing needs of their jurisdictions.

The Scoping Plan relies on the requirements of Senate Bill 375 (SB 375) to implement the carbon emission reductions anticipated from land use decisions. SB 375 was enacted to align local land use and transportation planning to further achieve the State's GHG reduction goals. SB 375 requires regional transportation plans, developed by Metropolitan Planning Organizations (MPOs), to incorporate a "sustainable communities strategy" in their regional transportation plans (RTPs) that would achieve GHG emission reduction targets set by the ARB. SB 375 also includes provisions for streamlined CEQA review for some infill projects such as transit-oriented development. SB 375 would be implemented over the next several years, and the Metropolitan Transportation Commission's 2013 RTP would be its first plan subject to SB 375.

City and County of San Francisco GHG Reduction Strategy. In addition to the State's GHG reduction strategy (AB 32), the City has developed its own strategy to address greenhouse gas emissions on a local level. The vision of the strategy is expressed in the City's Climate Action Plan, however implementation of the strategy is appropriately articulated within other citywide plans (General Plan, Sustainability Plan, etc.), policies (Transit-First Policy, Precautionary Principle Policy, etc.), and regulations (Green Building Ordinance, etc.). The following plans, policies, and regulations highlight some of the main components of San Francisco's GHG reduction strategy.

Overall GHG Reduction Sector

San Francisco Sustainability Plan. In July 1997 the Board of Supervisors approved the Sustainability Plan for the City of San Francisco establishing sustainable development as a fundamental goal of municipal public policy.

The Climate Action Plan for San Francisco. In February 2002, the San Francisco Board of Supervisors passed the Greenhouse Gas Emissions Reduction Resolution (Number 158-02) committing the City and County of San Francisco to a GHG emissions reduction goal of 20 percent below 1990 levels by the year 2012. In September 2004, the San Francisco Department of the Environment and the Public Utilities Commission published the Climate Action Plan for San Francisco: Local Actions to Reduce Greenhouse Emissions.²⁷ The Climate Action Plan provides the context of climate change in San Francisco and examines strategies to meet the 20 percent GHG reduction target. Although the Board of Supervisors has not formally committed the City to perform the actions addressed in the Plan, and many of the actions require further development and commitment of resources, the Plan serves as a blueprint for GHG emission reductions, and several actions have been implemented or are now in progress.

Greenhouse Gas Reduction Ordinance. In May 2008, the City of San Francisco adopted an ordinance amending the San Francisco Environment Code to establish City GHG emission targets and departmental action plans, to authorize the Department of the Environment to coordinate efforts to meet these targets, and to make environmental findings. The ordinance establishes the following GHG emission reduction limits for San Francisco and the target dates to achieve them:

Determine 1990 City GHG emissions by 2008, the baseline level with reference to which target reductions are set;

Reduce GHG emissions by 25 percent below 1990 levels by 2017;

Reduce GHG emissions by 45 percent below 1990 levels by 2025; and

Reduce GHG emissions by 80 percent below 1990 levels by 2050.

The ordinance also specifies requirements for City departments to prepare departmental Climate Action Plans that assess, and report to the Department of the Environment, GHG emissions associated with their department's activities and activities regulated by them, and prepare recommendations to reduce emissions. As part of this, the San Francisco Planning Department is required to: (1) update and amend the City's applicable General Plan elements to include the

²⁷ San Francisco Department of the Environment and San Francisco Public Utilities Commission, Climate Action Plan for San Francisco, Local Actions to Reduce Greenhouse Emissions, September 2004.

emissions reduction limits set forth in this ordinance and policies to achieve those targets; (2) consider a project's impact on the City's GHG reduction limits specified in this ordinance as part of its review under CEQA; and (3) work with other City departments to enhance the "transit first" policy to encourage a shift to sustainable modes of transportation thereby reducing emissions and helping to achieve the targets set forth by this ordinance.

Transportation Sector

Transit First Policy. In 1973 San Francisco instituted the Transit First Policy (Article 8A, Section 8A.115. of the City Charter) with the goal of reducing the City's reliance on freeways and meeting transportation needs by emphasizing mass transportation. The Transit First Policy gives priority to public transit investments; adopts street capacity and parking policies to discourage increased automobile traffic; and encourages the use of transit, bicycling and walking rather than use of single-occupant vehicles.

San Francisco Municipal Transportation Agency's Zero Emissions 2020 Plan. The SFMTA's Zero Emissions 2020 plan focuses on the purchase of cleaner transit buses including hybrid diesel-electric buses. Under this plan hybrid buses will replace the oldest diesel buses, some dating back to 1988. The hybrid buses emit 95 percent less particulate matter (PM, or soot) than the buses they replace, they produce 45 percent less oxides of nitrogen (NOx), and they reduce GHGs by 30 percent.

San Francisco Municipal Transportation Agency's Climate Action Plan. In November 2007 voters passed Proposition A, requiring the SFMTA to develop a plan to reach a 20 percent GHG reduction below 1990 levels by 2012 for the City's entire transportation sector, not merely in the SFMTA's internal operations. SFMTA has prepared a Draft Climate Action Plan outlining measures needed to achieve these targets.

Commuter Benefit Ordinance. The Commuter Benefit Ordinance (Environment Code, Section 421), effective January 19, 2009, requires all employers in San Francisco that have 20 or more employees to offer one of the following benefits: (1) A Pre-tax Transit Benefit, (2) Employer Paid Transit Benefits, or (3) Employer Provided Transit.

The City's Planning Code reflects the latest smart growth policies and includes: electric vehicle refueling stations in city parking garages, bicycle storage facilities for commercial and office buildings, and zoning that is supportive of high density mixed-use infill development. The City's more recent area plans, such as Rincon Hill and the Market and Octavia Area Plan, provide transit-oriented development policies. At the same time there is also a community-wide focus on ensuring San Francisco's neighborhoods as "livable" neighborhoods, including the Better Streets Plan that would improve San Francisco's streetscape, the Transit Effectiveness Plan, that aims to improve transit service, and the Bicycle Plan, all of which promote alternative transportation options.

Renewable Energy

The Electricity Resource Plan (Revised December 2002). San Francisco adopted the Electricity Resource Plan to help address growing environmental health concerns in San Francisco's southeast community, home of two power plants. The plan presents a framework for assuring a reliable, affordable, and renewable source of energy for the future of San Francisco.

Go Solar SF. On July 1, 2008, the San Francisco Public Utilities Commission (SFPUC) launched their "GoSolarSF" program to San Francisco's businesses and residents, offering incentives in the form of a rebate program that could pay for approximately half the cost of installation of a solar power system, and more to those qualifying as low-income residents. The San Francisco Planning Department and Department of Building Inspection have also developed a streamlining process for Solar Photovoltaic (PV) Permits and priority permitting mechanisms for projects pursuing LEED® Gold Certification.

Green Building

LEED® Silver for Municipal Buildings. In 2004, the City amended Chapter 7 of the Environment code, requiring all new municipal construction and major renovation projects to achieve LEED® Silver Certification from the US Green Building Council.

City of San Francisco's Green Building Ordinance. On August 4, 2008, Mayor Gavin Newsom signed into law San Francisco's Green Building Ordinance for newly constructed residential and commercial buildings and renovations to existing buildings. The ordinance specifically requires newly constructed commercial buildings over 5,000 square feet (sq. ft.), residential buildings over 75 feet in height, and renovations on buildings over 25,000 sq. ft. to be subject to an unprecedented level of LEED® and green building certifications, which makes San Francisco the city with the most stringent green building requirements in the nation. Cumulative benefits of this ordinance includes reducing CO2 emissions by 60,000 tons, saving 220,000 megawatt hours of power, saving 100 million gallons of drinking water, reducing waste and stormwater by 90 million gallons of water, reducing construction and demolition waste by 700 million pounds, increasing the valuations of recycled materials by \$200 million, reducing automobile trips by 545,000, and increasing green power generation by 37,000 megawatt hours.²⁸

²⁸ These findings are contained within the final Green Building Ordinance, signed by the Mayor August 4, 2008.

Waste Reduction

Zero Waste. In 2004, the City of San Francisco committed to a goal of diverting 75 percent of its' waste from landfills by 2010, with the ultimate goal of zero waste by 2020. San Francisco currently recovers 72 percent of discarded material.

Construction and Demolition Debris Recovery Ordinance. In 2006 the City of San Francisco adopted Ordinance No. 27-06, requiring all construction and demolition debris to be transported to a registered facility that can divert a minimum of 65 percent of the material from landfills. This ordinance applies to all construction, demolition, and remodeling projects within the City.

Universal Recycling and Composting Ordinance. Signed into law on June 23, 2009, this ordinance requires all residential and commercial building owners to sign up for recycling and composting services. Any property owner or manager who fails to maintain and pay for adequate trash, recycling, and composting service is subject to liens, fines, and other fees.

The City has also passed ordinances to reduce waste from retail and commercial operations. Ordinance 295-06, the Food Waste Reduction Ordinance, prohibits the use of polystyrene foam disposable food service ware and requires biodegradable/compostable or recyclable food service ware by restaurants, retail food vendors, City Departments, and City contractors. Ordinance 81-07, the Plastic Bag Reduction Ordinance, requires many stores located within the City and County of San Francisco to use compostable plastic, recyclable paper and/or reusable checkout bags.

AB 32 contains a comprehensive approach for developing regulations to reduce statewide GHG emissions. The ARB acknowledges that decisions on how land is used will have large effects on the GHG emissions that will result from the transportation, housing, industry, forestry, water, agriculture, electricity, and natural gas sectors. Many of the measures in the Scoping Plan—such as implementation of increased fuel efficiency for vehicles (the “Pavley” standards), increased efficiency in utility operations, and development of more renewable energy sources—require statewide action by government, industry, or both.

Some of the Scoping Plan measures are at least partially applicable to development projects, such as increasing energy efficiency in new construction, installation of solar panels on individual building roofs, and a “green building” strategy. As evidenced above, the City has already implemented several of these measures that require local government action, such as the Green Building Ordinance, a zero waste strategy, the Construction and Demolition Debris Recovery Ordinance, and a solar energy generation subsidy program, to realize meaningful reductions in GHG emissions. These programs (and others not listed) collectively comprise San Francisco’s GHG reduction strategy and continue San Francisco’s efforts to reduce the City’s greenhouse gas emissions to 20 percent below 1990 levels by the year 2012, a goal outlined in the City’s 2004 Climate Action Plan. The City’s GHG reduction strategy also furthers the State’s efforts to reduce statewide GHG emissions as mandated by AB 32.

The proposed project would be required to comply with GHG reduction regulations as discussed above, as well as applicable AB 32 Scoping Plan measures that are ultimately adopted and become effective during implementation of proposed project. Given that the City has adopted numerous GHG reduction strategies recommended in the AB 32 Scoping Plan; that the City’s GHG reduction strategy includes binding, enforceable measures to be applied to development projects, such as the proposed project; and that the City’s GHG reduction strategy has produced measurable reductions in GHG emissions, the proposed project would not conflict with either the state or local GHG reduction strategies. In addition, the proposed project would not conflict with any plans, policies, or regulations adopted for the purpose of reducing GHG emissions. Therefore, the proposed project would have a less-than-significant impact with respect to GHG emissions.

Cumulative Greenhouse Gas Emissions. As discussed above, the proposed project would be consistent with state and local plans and regulations that address the project's GHG emissions; thus, it can be presumed that the project would not have cumulatively considerable GHG emission impacts.

Shadow

Planning Code Section 295 generally prohibits new buildings that would cast new shadow on open space that is under the jurisdiction of the San Francisco Recreation and Park Commission between one hour after sunrise and one hour before sunset, at any time of the year, unless that shadow would not result in a significant adverse effect on the use of the open space. To determine whether the proposed project would conform to Section 295, a shadow fan analysis was prepared by Planning Department staff. This analysis concluded that the proposed project would not have the potential to cast new shadow on any property under the jurisdiction of the Recreation and Park Department.²⁹ The proposed project would shade portions of nearby streets and sidewalks at times within the project block. These new shadows would not exceed levels commonly expected in urban areas, and would be considered a less-than-significant effect under CEQA.

In light of the above, the project would not result in a significant effect with regard to shadow, nor would the project contribute to any potential cumulative shading impacts.

Hazardous Materials

The project site currently consists of an existing commercial fueling facility. No underground storage tanks (UST) exist on the project site. A site mitigation plan (SMP) has been prepared and presents measures recommended in mitigating risks to the environment and risks to workers' and project site users' health and safety from the presence of metal and petroleum related contamination in the soil. The SMP has been prepared in accordance with the request of the San Francisco Department of Public Health, Environmental Health-Hazardous Waste Unit (EHS-HWU). John Carver Consulting (JCC) carried out a soil sampling and analytical program to characterize the site and to provide information for the preparation of the SMP.³⁰

A subsurface investigation was conducted at the project site to determine any potential health risks with development of the site for residential uses. The investigation found elevated levels of lead and petroleum hydrocarbons resulting from the historic fill placed at the project site and possible historic site activities (commercial fueling operations). There were no volatile organic compounds (VOCs), including Benzene in any of the soil samples tested.

²⁹ San Francisco Planning Department, letter dated October 7, 2010 (Case No. 2010.0094K), Shadow Analysis for 2121 Third St/740 Illinois St. A copy of this document is available for public review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, California, as a part of Case File No. 2010.0094E.

³⁰ John Carver Consulting, *Site Mitigation Plan for Commercial Property 2121 3rd Street & 740 Illinois Street, San Francisco, CA*, November 10, 2006. This document is available for review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA in File No. 2010.0094E.

Based on these results, EHS-HWU³¹ concluded:

1. The site is within the San Francisco Health Code, Article 22A (Maher Area). At any time 50 cubic yards or more of soil is disturbed on the site, the project proponent shall comply with Article 22A prior to applying or gaining a building permit from the City and County of San Francisco Department of Building Inspections.
2. Prior to business closure, San Francisco Petroleum Company shall comply with the San Francisco Health Code, Article 21 (Hazardous Materials) for closure.
3. Further discussion regarding the elevated TEPH and TPH-d in groundwater may be needed.

The SMP prepared by JCC and reviewed by EHS-HWU as received from the San Francisco Planning Department, anticipated the excavation of 600 tons of soil for the proposed project. Soils would be stockpiled and characterized for disposal. Dust control for excavation includes moisture conditioning the soil, using dust suppressants and covering the exposed soil and stockpiles with secured plastic sheeting to prevent any generation of dust particles. Any soil removed from the site would be disposed at an appropriate licensed land fill. Excavated material that is loaded into trucks would be subject to all dust control measures. Loose soil from the truck body and tires would be removed prior to leaving the site. Any soil spilled during truck loading will be removed from all areas outside of the site. Upon completion of excavation, confirmation sampling and analysis would take place to determine if elevated levels of contaminants remain in the soil. Hot spots will be removed and disposed of if identified following review of confirmation sample analyses review. Should the project proponent decide to cap the site with the foundation to prevent human health exposure, a cap maintenance plan and a deed restriction would be required for the site.

The potential health risk to on-site construction workers and the public would be minimized by developing a health and safety plan (HSP). Prior to planned grading at the site and after a closure plan is prepared for the commercial fueling facility has been accepted, a HSP would be developed and forwarded to the EHS-HWU for review and comment. A construction health and safety (HSO) is required to be on site during excavation activities to ensure that all health and safety measures are maintained. The HSO would have authority to direct and stop all construction activities in order to ensure compliance with the HSP.

The Eastern Neighborhoods identified a significant impact related to Hazardous Building Materials and determined that *Mitigation Measure L-1: Hazardous Building Materials* would reduce effects to a less-than-significant level. Since there is an existing building at the project site, *Mitigation Measure L-1* would apply to the project.

Implementation of Mitigation Measure L-1 would reduce effects related to hazardous building materials to a less-than-significant level.

³¹ San Francisco Department of Public Health, *Commercial Property 2121 03rd Street and 740 Illinois Street San Francisco, California, EHS-HWU Case Number: 657*. October 7, 2010. This document is available for review at the Planning Department, 1650 Mission Street, Suite 400, in File No. 2010.0094E.

Mitigation Measures

The project sponsor has agreed to implement the following mitigation measures.

Project Mitigation Measure 1 – Archeological Resources (Accidental Discovery)

The following mitigation measure is required to avoid any potential adverse effect from the proposed project on accidentally discovered buried or submerged historical resources as defined in CEQA Guidelines Section 15064.5(a)(c). The project sponsor shall distribute the Planning Department archeological resource "ALERT" sheet to the project prime contractor; to any project subcontractor (including demolition, excavation, grading, foundation, pile driving, etc. firms); or utilities firm involved in soils disturbing activities within the project site. Prior to any soils disturbing activities being undertaken each contractor is responsible for ensuring that the "ALERT" sheet is circulated to all field personnel including, machine operators, field crew, pile drivers, supervisory personnel, etc. The project sponsor shall provide the Environmental Review Officer (ERO) with a signed affidavit from the responsible parties (prime contractor, subcontractor(s), and utilities firm) to the ERO confirming that all field personnel have received copies of the Alert Sheet.

Should any indication of an archeological resource be encountered during any soils disturbing activity of the project, the project Head Foreman and/or project sponsor shall immediately notify the ERO and shall immediately suspend any soils disturbing activities in the vicinity of the discovery until the ERO has determined what additional measures should be undertaken.

If the ERO determines that an archeological resource may be present within the project site, the project sponsor shall retain the services of a qualified archeological consultant. The archeological consultant shall advise the ERO as to whether the discovery is an archeological resource, retains sufficient integrity, and is of potential scientific/historical/cultural significance. If an archeological resource is present, the archeological consultant shall identify and evaluate the archeological resource. The archeological consultant shall make a recommendation as to what action, if any, is warranted. Based on this information, the ERO may require, if warranted, specific additional measures to be implemented by the project sponsor.

Measures might include: preservation in situ of the archeological resource; an archaeological monitoring program; or an archeological testing program. If an archeological monitoring program or archeological testing program is required, it shall be consistent with the Major Environmental Analysis (MEA) division guidelines for such programs. The ERO may also require that the project sponsor immediately implement a site security program if the archeological resource is at risk from vandalism, looting, or other damaging actions.

The project archeological consultant shall submit a Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describing the archeological and historical research methods employed in the archeological monitoring/data recovery program(s) undertaken. Information that may put at risk any archeological resource shall be provided in a separate removable insert within the final report.

Copies of the Draft FARR shall be sent to the ERO for review and approval. Once approved by the ERO, copies of the FARR shall be distributed as follows: California Archaeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The Major Environmental Analysis division of the Planning Department shall

receive three copies of the FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. In instances of high public interest or interpretive value, the ERO may require a different final report content, format, and distribution than that presented above.

Project Mitigation Measure 2 – Noise (Mitigation Measure F-4: Siting of Noise-Sensitive Uses in the Eastern Neighborhoods Area Plans EIR)

New development with noise-sensitive uses require the preparation of an analysis that includes, at a minimum, a site survey to identify potential noise-generating uses within two blocks of the project site, and including at least one 24-hour noise measurement (with maximum noise level readings taken at least every 15 minutes), prior to the first project approval action. The analysis shall demonstrate with reasonable certainty that Title 24 standards, where applicable, can be met, and that there are no particular circumstances about the proposed project site that appear to warrant heightened concern about noise levels in the vicinity.

The survey of the project vicinity did not identify any land uses that generate unusual noise within two blocks of the project site. Among the more prominent noise-generating uses in the vicinity are street traffic on Third and Illinois Streets, and the Muni T-Third Street rail line operations.

Given the noise environment at the project site, it would appear that conventional construction practices, which would likely include double-paned windows (which typically offer 25 to 30 dBA noise reduction), would be sufficient to ensure an interior noise environment in habitable rooms of 45 dBA, Ldn, as required by the San Francisco Building Code. Therefore, the noise study conducted at the project site has demonstrated that acceptable interior noise levels consistent with those in the Title 24 standards can be attained by the proposed project and no further acoustical analysis or engineering is required.

Project Mitigation Measure 3 – Hazardous Materials (Mitigation Measure L-1- Hazardous Building Materials in the Eastern Neighborhoods Rezoning and Area Plans Final EIR)

The City shall condition future development approvals to require that the subsequent project sponsors ensure that any equipment containing PCBs or DEPH, such as fluorescent light ballasts, are removed and properly disposed of according to applicable federal, state, and local laws prior to the start of renovation, and that any fluorescent light tubes, which could contain mercury, are similarly removed and properly disposed of. Any other hazardous materials identified, either before or during work, shall be abated according to applicable federal, state, and local laws.

Public Notice and Comment

A "Notification of Project Receiving Environmental Review" was mailed on July 2, 2010 to adjacent occupants and owners of properties within 300 feet of the project site. Seven members of the public expressed their concerns related to inclusionary housing, contaminated soils, crime, neighborhood character, and building massing.

Conclusion

The Eastern Neighborhoods EIR incorporated and adequately addressed all potential impacts of the proposed 720-740 Illinois Street project. As described above, the 720-740 Illinois Street project would not have any additional or peculiar significant adverse effects not examined in the Eastern Neighborhoods EIR, nor has any new or additional information come to light that would alter the conclusions of the Eastern Neighborhoods EIR. Thus, the proposed 720-740 Illinois Street project would not have any new significant or peculiar effects on the environment not previously identified in the Final EIR for the Eastern Neighborhoods Rezoning and Area Plans, nor would any environmental impacts be substantially greater than described in the Eastern Neighborhoods EIR. No mitigation measures previously found infeasible have been determined to be feasible, nor have any new mitigation measures or alternatives been identified but rejected by the project sponsor. Therefore, the proposed project is exempt from environmental review under Section 15183 and Section 21083.3 of the California Public Resources Code.

Community Plan Exemption Checklist

Date: October 18, 2010
Case No.: 2010.0094E
Project Title: 720-740 Illinois Street (2121 Third Street)
Zoning: Urban Mixed Use (UMU) District
68-X Height and Bulk District
Block/Lot: 4045/006 & 021
Lot Size: 22,241 square feet
Plan Area: Potrero Hill/Showplace Square Eastern Neighborhoods Subarea
Project Sponsor: David Sternberg, Sternberg Benjamin Architects, (415) 882-9783
Staff Contact: Brett Bollinger – (415) 575-9024
brett.bollinger@sfgov.org

A. PROJECT DESCRIPTION

The project site is a through lot located at on a block bounded by Third, Illinois, 18th, and 19th Streets in the Potrero Hill neighborhood. The proposed project would include demolition of an existing commercial fueling facility and subdivision of the existing two lots into three total lots. The proposed project includes construction, on two of the new lots (60% of the total project site land) facing Illinois Street, of two 66-foot tall, 31,258 square foot residential buildings containing 35 residential units and 26 parking spaces. The total project would include 62,516 square feet, 70 residential units and 52 parking spaces. The remaining new lot (40% of the total project site land) facing Third St. would be dedicated to the City to comply with affordable housing requirements under *Planning Code Section 419.5 Alternatives to the Inclusionary Housing Component*.

Future development of the affordable housing lot would be required to construct the new building according to UMU zoning district controls. When built, the affordable housing lot would include approximately 30 affordable housing units within an approximately 31,000 square foot, 68-foot tall affordable housing building.

B. EVALUATION OF ENVIRONMENTAL EFFECTS

The following checklist identifies the potential environmental impacts of the proposed project and indicates whether any such impacts are addressed in the applicable Programmatic EIR (PEIR) for the plan area.

This Community Plan Exemption Checklist examines the potential environmental impacts that would result from implementation of the proposed project and indicates whether any such impacts are addressed in the applicable Programmatic EIR (PEIR) for the plan area (i.e., the Eastern Neighborhoods Rezoning and Area Plans Final EIR).¹ Items checked "Sig. Impact Identified in PEIR" identify topics for which a significant impact is identified in the PEIR. In such cases, the analysis considers whether the proposed project would result in impacts that would

¹ San Francisco Planning Department, *Eastern Neighborhoods Rezoning and Area Plans Final Environmental Impact Report*, certified January 19, 2009. File No. 2004.0160E.

contribute to the impact identified in the PEIR. If the analysis concludes that the proposed project would contribute to a significant impact identified in the PEIR, the item is checked "Project Contributes to Sig. Impact Identified in PEIR." Mitigation measures identified in the PEIR applicable to the proposed project are identified in the text for each topic area.

Items checked "Project Has Sig. Peculiar Impact" identify topics for which the proposed project would result in a significant impact that is peculiar to the project, i.e., the impact is not identified as significant in the PEIR. Any impacts not identified in the PEIR will be addressed in a separate Focused Initial Study or EIR.

All items for which the PEIR identified as not a significant impact or the project would not have a significant peculiar impact are also checked "Addressed Below," and are discussed.

<i>Topics:</i>	<i>Sig. Impact Identified in PEIR</i>	<i>Project Contributes to Sig. Impact Identified in PEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
1. LAND USE AND LAND USE PLANNING— Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒
c) Have a substantial impact upon the existing character of the vicinity?	☒	☐	☐	☒

Please see the Certificate of Determination for discussion of this topic.

<i>Topics:</i>	<i>Sig. Impact Identified in PEIR</i>	<i>Project Contributes to Sig. Impact Identified in PEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
2. AESTHETICS—Would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and other features of the built or natural environment which contribute to a scenic public setting?	☐	☐	☐	☐
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☐	☒
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area or which would substantially impact other people or properties?	☐	☐	☐	☐

The Eastern Neighborhoods Final EIR evaluated three land use options "alternatives" and under each of these options, it was not anticipated that the proposed project would substantially damage scenic resources that contribute to a scenic public setting. As a proposed rezoning and planning process the project would not directly result in any physical damage. Rather, any changes in urban form and visual quality would be the secondary result of individual development projects that would occur subsequent to the adoption of changes in zoning and community plans.

With respect to views, the Eastern Neighborhoods Final EIR found that while development pursuant to the Plan would result in height increases and use district changes, the rezoning would not substantially degrade the views and new development up to the proposed height limits may even help define the street edge and better frame urban views. The Plan would not be considered to result in a significant adverse impact with regard to views. New construction in the Project area would generate additional night lighting but not in amounts unusual in residential and commercial zones and within developed urban areas in general. Thus, the Final EIR concluded that light and glare impacts would be less than significant.

The proposed project would replace an existing commercial fueling facility with two 66-foot tall, 31,258 square foot residential buildings, each containing 35 residential units and 26 parking spaces (total project would include 62,516 square feet, 70 residential units and 52 parking spaces). While the new building would change the visual appearance of the site, it would not substantially degrade its visual character or quality. Furthermore, the proposed building would not be substantially taller than the existing development in the project vicinity and thus, would not obstruct longer-range views from various locations in the Plan Area and the City as a whole.

Design and aesthetics are by definition subjective, and open to interpretation by decision-makers and members of the public. A proposed project would, therefore, be considered to have a significant adverse effect on visual quality only if it would cause a substantial and demonstrable negative change. The proposed project would not have such change. As described above, the proposed building envelope meets Planning Code requirements for the Urban Mixed Use (UMU) zoning district.

The proposed project would be visible from some residential, commercial, and industrial buildings within the project site vicinity. Some reduced private views on private property would be an unavoidable consequence of the proposed project and would be an undesirable change for those individuals affected. Nonetheless, the change in views would not exceed that commonly expected in an urban setting, and the loss of those private views would not constitute a significant impact under CEQA.

<i>Topics:</i>	<i>Sig. Impact Identified in PEIR</i>	<i>Project Contributes to Sig. Impact Identified in PEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
3. POPULATION AND HOUSING— Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒
b) Displace substantial numbers of existing housing units or create demand for additional housing, necessitating the construction of replacement housing?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

One of the objectives of the Eastern Neighborhoods Rezoning and Area Plans Final EIR (FEIR) was to identify appropriate locations for housing in the City's industrially zoned land to meet a citywide need for more housing. According to the FEIR, the rezoning would not create a substantial demand for additional housing in San Francisco, or substantially reduce the housing supply. The proposed project would increase the population on site by constructing two 66-foot tall, 31,258 square foot residential buildings, each containing 35 residential units and 26 parking spaces (total project would include 62,516 square feet, 70 residential units and 52 parking spaces) plus possible future development of the remaining lot proposed to be dedicated to the City to comply with affordable housing requirements. This increase in population would not be expected to have an adverse physical environmental impact.

The proposed project is not anticipated to create a substantial demand for increased housing because it does not proposed to provide retail space on the project site. Additionally, the proposed project would not displace substantial numbers of people because the project site is currently occupied by a commercial fueling facility. As such, construction of replacement housing would not be necessary.

<i>Topics:</i>	<i>Sig. Impact Identified in PEIR</i>	<i>Project Contributes to Sig. Impact Identified in PEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
4. CULTURAL AND PALEONTOLOGICAL RESOURCES—Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5, including those resources listed in Article 10 or Article 11 of the San Francisco Planning Code?	☒	☒	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☒	☒	☐	☒
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☒

Please see the Certificate of Determination for discussion of this topic.

<i>Topics:</i>	<i>Sig. Impact Identified in PEIR</i>	<i>Project Contributes to Sig. Impact Identified in PEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
5. TRANSPORTATION AND CIRCULATION—Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume-to-capacity ratio on roads, or congestion at intersections)?	☒	☐	☐	☒
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways (unless it is practical to achieve the standard through increased use of alternative transportation modes)?	☒	☐	☐	☒
c) Result in a change in air traffic patterns, including either an increase in traffic levels, obstructions to flight, or a change in location, that results in substantial safety risks?	☐	☐	☐	☐
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses?	☐	☐	☐	☐
e) Result in inadequate emergency access?	☐	☐	☐	☒
f) Result in inadequate parking capacity that could not be accommodated by alternative solutions?	☐	☐	☐	☒

<i>Topics:</i>	<i>Sig. Impact Identified in PEIR</i>	<i>Project Contributes to Sig. Impact Identified in PEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., conflict with policies promoting bus turnouts, bicycle racks, etc.), or cause a substantial increase in transit demand which cannot be accommodated by existing or proposed transit capacity or alternative travel modes?	☒	☐	☐	☒

Please see the Certificate of Determination for discussion of this topic.

<i>Topics:</i>	<i>Sig. Impact Identified in PEIR</i>	<i>Project Contributes to Sig. Impact Identified in PEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
6. NOISE—Would the project:				
a) Result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☒	☒	☐	☒
b) Result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☒	☐	☐	☒
c) Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☒	☐	☐	☒
d) Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☒	☐	☐	☒
e) For a project located within an airport land use plan area, or, where such a plan has not been adopted, in an area within two miles of a public airport or public use airport, would the project expose people residing or working in the area to excessive noise levels?	☐	☐	☐	☐
f) For a project located in the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☐
g) Be substantially affected by existing noise levels?	☒	☒	☐	☒

Please see the Certificate of Determination for discussion of this topic.

<i>Topics:</i>	<i>Sig. Impact Identified in PEIR</i>	<i>Project Contributes to Sig. Impact Identified in PEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
7. AIR QUALITY Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☒	☐	☐	☒
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal, state, or regional ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☐	☒
d) Expose sensitive receptors to substantial pollutant concentrations?	☒	☐	☐	☒
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☐

Please see the Certificate of Determination for discussion of this topic.

<i>Topics:</i>	<i>Sig. Impact Identified in PEIR</i>	<i>Project Contributes to Sig. Impact Identified in PEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
8. GREENHOUSE GAS EMISSIONS— Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☐	☒
b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☒

Although the PEIR did not identify a significant impact for this topic, please see the Certificate of Determination for the discussion.

<i>Topics:</i>	<i>Sig. Impact Identified in PEIR</i>	<i>Project Contributes to Sig. Impact Identified in PEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
9. WIND AND SHADOW—Would the project:				
a) Alter wind in a manner that substantially affects public areas?	☐	☐	☐	☒
b) Create new shadow in a manner that substantially affects outdoor recreation facilities or other public areas?	☐	☐	☐	☒

Wind

Based on consideration of the height and location of the proposed 66-foot-tall building, the proposed project does not have the potential to cause significant changes to the wind environment in pedestrian areas adjacent or near the project site. As a result, the proposed project would not have any significant wind impacts.

Shadow

Please see the Certificate of Determination for discussion of this topic.

<i>Topics:</i>	<i>Sig. Impact Identified in PEIR</i>	<i>Project Contributes to Sig. Impact Identified in PEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
10. RECREATION—Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated?	☐	☐	☐	☒
b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?	☐	☐	☐	☒
c) Physically degrade existing recreational resources?	☐	☐	☐	☒

The proposed project would provide on-site open space for passive recreational use for project residents through a combination of private decks and common roof decks. The project location is served by the following existing parks: Jackson Park, Potrero Hill Recreation Center, and McKinley Square. With the projected addition of 70 residential units, the proposed project would be expected to generate minimal additional demand for recreational facilities. The increase in demand would not be in excess of amounts expected and provided for in the area and the City as a whole. The additional use of the recreational facilities would be relatively minor compared with the existing use and therefore, the proposed project would not result in substantial physical deterioration of existing recreational resources. Thus, the proposed project would not result in significant impacts, either individually or cumulatively, in regard to recreation facilities, nor require the construction or expansion of public recreation facilities.

<i>Topics:</i>	<i>Sig. Impact Identified in PEIR</i>	<i>Project Contributes to Sig. Impact Identified in PEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
11. UTILITIES AND SERVICE SYSTEMS—Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	☒
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒
d) Have sufficient water supply available to serve the project from existing entitlements and resources, or require new or expanded water supply resources or entitlements?	☐	☐	☐	☒
e) Result in a determination by the wastewater treatment provider that would serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☐	☒
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	☒

The proposed project would not exceed wastewater treatment requirements of the Regional Water Quality Control Board and would not require the construction of new wastewater/storm water treatment facilities or expansion of existing ones. The proposed project would have sufficient water supply available from existing entitlement, and solid waste generated by project construction and operation would not result in the landfill exceeding its permitted capacity, and the project would not result in a significant solid waste generation impact. Utilities and service systems would not be adversely affected by the project, individually or cumulatively, and no significant impact would ensue.

<i>Topics:</i>	<i>Sig. Impact Identified in PEIR</i>	<i>Project Contributes to Sig. Impact Identified in PEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
12. PUBLIC SERVICES— Would the project:				
a) Result in substantial adverse physical impacts associated with the provision of, or the need for, new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any public services such as fire protection, police protection, schools, parks, or other services?	☐	☐	☐	☒

The proposed project would not substantially increase demand for police or fire protection services and would not necessitate new school facilities in San Francisco. The proposed project would not result in a significant impact to public services.

<i>Topics:</i>	<i>Sig. Impact Identified in PEIR</i>	<i>Project Contributes to Sig. Impact Identified in PEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
13. BIOLOGICAL RESOURCES— Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 454 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☐
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☐

The project site is covered by a commercial fueling facility with impervious surfaces and is located in a developed urban area which does not support or provide habitat for any rare or endangered wildlife species, animal, or plant life or habitat, and would not interfere with any resident or migratory species. Accordingly, the proposed project would result in no impact on sensitive species, special status species, native or migratory fish species, or wildlife species. The project would not result in any significant effect with regard to biology, nor would the project contribute to any potential cumulative effects on biological resources.

<i>Topics:</i>	<i>Sig. Impact Identified in PEIR</i>	<i>Project Contributes to Sig. Impact Identified in PEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
14. GEOLOGY AND SOILS— Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	☐	☐	☐	☐
ii) Strong seismic ground shaking?	☐	☐	☐	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒
iv) Landslides?	☐	☐	☐	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☐
*c) Be located on geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	☐	☐	☐	☒
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial risks to life or property?	☐	☐	☐	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☐
f) Change substantially the topography or any unique geologic or physical features of the site?	☐	☐	☐	☐

Soil disturbing activities would be required for the foundation system for the proposed residential project. It is anticipated that the building would be constructed on a reinforced concrete mat foundation and would require excavation to a depth of approximately 5-7 feet below existing grade. The completed project would not substantially alter the overall topography of the site.

A geotechnical investigation has been performed for the proposed project.² The project site is underlain by three feet of clayey sand with rock fragments, where the fill transitioned to more rock and gravel fragments with less clay and sand to a depth of eight feet where rocky fill was encountered.

The final building plans would be reviewed by the Department of Building Inspection (DBI). In reviewing building plans, the DBI refers to a variety of information sources to determine existing hazards and assess requirements for mitigation. Sources reviewed include maps of Special Geologic Study Areas and known landslide areas in San Francisco as well as the building inspectors' working knowledge of areas of special geologic concern. Potential geologic hazards would be mitigated during the permit review process through these measures. To ensure compliance with all Building Code provisions regarding structure safety, when DBI reviews the geotechnical report and building plans for a proposed project, they will determine the adequacy of necessary engineering and design features. The above-referenced geotechnical investigation would be available for use by the DBI during its review of building permits for the site. Also, DBI could require that additional site-specific soils report(s) be prepared in conjunction with permit applications, as needed. Therefore, potential damage to structures from geologic hazards on the project site would be mitigated through the DBI requirement for a geotechnical report and review of the building permit application pursuant to DBI implementation of the Building Code.

The proposed project would not result in a significant effect related to geology, either individually or cumulatively.

<i>Topics:</i>	<i>Sig. Impact Identified in PEIR</i>	<i>Project Contributes to Sig. Impact Identified in PEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
15. HYDROLOGY AND WATER QUALITY— Would the project:				
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☐	☐
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☐	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion of siltation on- or off-site?	☐	☐	☐	☐

² Earth Mechanics Consulting, *Geotechnical Investigation for Planned Development at 2121 Third Street, San Francisco, California*, March 7, 2007. This report is available for review at the San Francisco Planning Department, 1650 Mission Street, Suite 400, in Project File No. 2010.0094E.

<i>Topics:</i>	<i>Sig. Impact Identified in PEIR</i>	<i>Project Contributes to Sig. Impact Identified in PEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	☐	☐	☐	☐
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☐	☐
f) Otherwise substantially degrade water quality?	☐	☐	☐	☐
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other authoritative flood hazard delineation map?	☐	☐	☐	☐
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	☐	☐	☐	☐
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☐
j) Expose people or structures to a significant risk of loss, injury or death involving inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☐

The project site is completely covered by an existing commercial fueling facility and impervious services and would be completely covered by the proposed mixed-use building. The proposed project would not change the amount of impervious surface area on the site and runoff and drainage would not be adversely affected. Effects related to water resources would not be significant, either individually or cumulatively.

<i>Topics:</i>	<i>Sig. Impact Identified in PEIR</i>	<i>Project Contributes to Sig. Impact Identified in PEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
16. HAZARDS AND HAZARDOUS MATERIALS Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☒	☐	☐	☒
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☒	☐	☐	☒

<i>Topics:</i>	<i>Sig. Impact Identified in PEIR</i>	<i>Project Contributes to Sig. Impact Identified in PEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☐
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☐
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☐
h) Expose people or structures to a significant risk of loss, injury or death involving fires?	☐	☐	☐	☐

Please see the Certificate of Determination for discussion of this topic.

<i>Topics:</i>	<i>Sig. Impact Identified in PEIR</i>	<i>Project Contributes to Sig. Impact Identified in PEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
17. MINERAL AND ENERGY RESOURCES— Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☐
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☐
c) Encourage activities which result in the use of large amounts of fuel, water, or energy, or use these in a wasteful manner?	☐	☐	☐	☐

The proposed project would not result in a significant physical environmental effect with respect to mineral and energy resources.

<i>Topics:</i>	<i>Sig. Impact Identified in PEIR</i>	<i>Project Contributes to Sig. Impact Identified in PEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
----------------	---	--	---	----------------------------

18. **AGRICULTURE AND FOREST RESOURCES:** In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

— Would the project

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|--------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | ☐ | ☐ | ☐ | ☐ |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | ☐ | ☐ | ☐ | ☐ |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)) or timberland (as defined by Public Resources Code Section 4526)? | ☐ | ☐ | ☐ | ☐ |
| d) Result in the loss of forest land or conversion of forest land to non-forest use? | ☐ | ☐ | ☐ | ☐ |
| e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or forest land to non-forest use? | ☐ | ☐ | ☐ | ☐ |

The project site does not contain agricultural uses and is not zoned for such uses. Therefore, the proposed project would not result in any significant impacts related to agricultural resources.

<i>Topics:</i>	<i>Sig. Impact Identified in PEIR</i>	<i>Project Contributes to Sig. Impact Identified in PEIR</i>	<i>Project Has Sig. Peculiar Impact</i>	<i>Addressed Below</i>
19. MANDATORY FINDINGS OF SIGNIFICANCE— Would the project:				
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	☒	☐	☐	☐
b) Have impacts that would be individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	☒	☐	☐	☐
c) Have environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly?	☒	☐	☐	☐

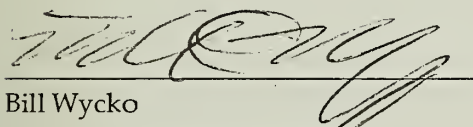
The proposed project would include demolition of an existing commercial fueling facility and subdivision of the existing two lots into three total lots. The proposed project includes construction of two 66-foot tall, 31,258 square foot residential buildings containing 35 residential units and 26 parking spaces. The remaining new lot (40% of the total project site land) facing Third St. would be dedicated to the City to comply with affordable housing requirements. The total project would include 62,516 square feet, 70 residential units and 52 parking spaces.

As discussed in this document, the proposed project would not result in new, peculiar environmental effects, or effects of greater severity than were already and disclosed in the Eastern Neighborhoods Final EIR.

C. DETERMINATION

On the basis of this review, it can be determined that:

- ☒ The proposed project qualifies for consideration of a Community Plan exemption based on the applicable General Plan and zoning requirements; AND
- ☒ All potentially significant individual or cumulative impacts of the proposed project were identified in the applicable programmatic EIR (PEIR) for the Plan Area, and all applicable mitigation measures have been or incorporated into the proposed project or will be required in approval of the project.
- ☐ The proposed project may have a potentially significant impact not identified in the PEIR for the topic area(s) identified above, but that this impact can be reduced to a less-than-significant level in this case because revisions in the project have been made by or agreed to by the project proponent. A focused Initial Study and MITIGATED NEGATIVE DECLARATION is required, analyzing the effects that remain to be addressed.
- ☐ The proposed project may have a potentially significant impact not identified in the PEIR for the topic area(s) identified above. An ENVIRONMENTAL IMPACT REPORT is required, analyzing the effects that remain to be addressed.


Bill Wycko
Environmental Review Officer
for
John Rahaim, Planning Director

DATE

November 9, 2010



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2010.0707E
Project Title: 1357 43rd Avenue
Zoning: RH-2 (Residential, House, Two-Family),
40-X Height and Bulk District
Block/Lot: 1798/014
Lot Size: 2,996 square feet
Project Sponsor: Tom Sleckman
(415) 846-2476
Staff Contact: Brett Bollinger – (415) 575-9024
brett.bollinger@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The project site is located on the west side of 43rd Avenue between Irving and Judah Streets, on a block bounded by 44th Avenue to the west in the Outer Sunset neighborhood. The proposed project includes interior alterations and a horizontal and vertical addition to the rear of the subject single-family residential building, as well as the provision of a landscaped parking area within the existing front setback. The proposed vertical addition will be set back approximately 24' back from the front building wall – and over 51' from the front property line – in order to minimize the visual impact of the proposed addition from public rights-of-way. The existing building would remain a single-family home. The existing building measures approximately 1,300 square feet. With the proposed addition, the subject building would measure approximately 1,520 square feet.

EXEMPT STATUS:

Categorical Exemption, Class 1 [State CEQA Guidelines Section 15301(e)(2)]

GOVERNMENT
DOCUMENTS DEPT

REMARKS:

See next page.

NOV 22 2010

DETERMINATION:

SAN FRANCISCO
PUBLIC LIBRARY

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


Bill Wycko
Environmental Review Officer


Date

cc: Tom Sleckman, Project Sponsor
Delvin Washington, SE Quadrant Team Leader
Supervisor David Mar, District 1

Virna Byrd, M.D.F.
Historic Preservation Distribution List

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the building at 1357 43rd Avenue is an historical resource as defined by CEQA. Under the San Francisco Planning Department CEQA Review Procedures for Historic Resources,¹ the property is a Category B (potential historic resource) building requiring further information and consultation for the purposes of CEQA review by the Planning Department.

In a memorandum dated November 5, 2010, Planning Department preservation staff determined that the building on the subject property is an historical resource.² As described in the memorandum, the building appears to be eligible for the California Register under Criterion 1(Events), patterns of history, as a rare survivor from the Oceanside's early history, and as one of the oldest houses in that neighborhood. Of the 549 residential buildings that stood in the Oceanside in 1915, only about fifty or sixty houses, or 10%, still stand and retain good integrity. This house is one of the most intact of that number, as its exterior appears to be unaltered. Since it was constructed in 1907, it is also among the oldest houses in the Oceanside. As the Oceanside was a distinct community during the 1900's-1920s, and was one of the first parts of the Sunset to be developed, the oldest and most intact houses in the Oceanside area have significance for their ability to evoke or represent the Sunset's early history.³ It appears that the subject building is individually associated with events that have made a significant contribution to the broad patterns of local residential development history. As described in the memorandum, Based on submitted photographs as well as a review of the submitted DPR form, it appears that the subject property retains sufficient integrity of location, association, design, workmanship, setting, feeling, and materials to express its historic significance. The submitted DPR form notes that the setting has been compromised, as "the great majority of the houses that stood on this block of 43rd Avenue in the 1910's have been demolished or altered, and so integrity of setting has been lost."⁴

Since the building was determined to be a potential historic resource, the Planning Department assessed whether the proposed project would be consistent with the *Secretary of the Interior's Standards for Rehabilitation of Historic Properties* (Secretary's Standards). It was determined that the proposed project would be consistent with the Secretary's Standards for the following reasons:

- The proposed project includes an addition to the rear of the existing structure, and will continue to utilize the structure as a single-family residential building.
- The proposed addition will be located at the rear of the subject building – at a distance of approximately 24' from the front building wall – in order to retain the maximum amount of character-defining historic fabric. Features such as the existing hipped roof and the dormer, as well as the street-facing elevation in its entirety will be preserved. The project proposes to preserve existing architectural features. The proposed rear addition will be detailed in a manner that is compatible with the existing historic structure, and will also be distinct from the original structure in that the siding will be differentiated.

¹ San Francisco Preservation Bulletin No. 16, City and County of San Francisco Planning Department CEQA Review Procedures for Historic Resources. Available at <http://www.sfgov.org/planning/mea>.

² Historic Resource Evaluation Response Memorandum for 1357 43rd Avenue from Sophie Hayward, Preservation Technical Specialist, to Brett Bollinger, Environmental Planner, November 5, 2010. A copy of this memorandum is attached.

³ DPR 523B Form for 1357 43rd Avenue. Prepared by William Kostura for SPEAK, February, 2006. Page 4.

⁴ DPR 523B Form for 1357 43rd Avenue. Prepared by William Kostura for SPEAK, February, 2006. Page 3.

- The existing structure has few alterations since its original construction, and none that appear to have been made that have acquired historic significance.
- The project proposes to preserve and rehabilitate the majority of the original portion of the residential structure. The proposed addition is set-back from the front building wall sufficiently that the form, massing, and scale of the original structure will be preserved.
- Deteriorated features will be preserved and repaired, rather than replaced, whenever possible as part of the proposed project.
- No chemical or physical treatments, such as abrasive cleaning methods, are proposed as a component of the project.
- The proposed project includes only minimal excavation at the rear. The Major Environmental Analysis Division of the Planning Department has reviewed the proposed project and determined that it will not result in a significant impact to archaeological resources.
- The new parking area at the front is designed with planting boxes and landscaping (pervious material driveway pavers) to resemble the soft-scape that was previously located there. As noted above, the proposed vertical and horizontal addition will be set-back approximately 24' from the front building wall, and will be approximately 51' from the front property line; therefore, the proposed rear addition will be minimally visible from public rights-of-way. The visibility of the addition will be minimized from the street-face, and will be distinct from and compatible with the front portion of the historic structure.
- If the rear addition were removed in the future, the primary elevation at the street face would remain very similar to its original form.

CEQA State Guidelines Section 15301(e) provides an exemption from environmental review for additions to existing structures provided that the addition would not result in an increase of more than 50 percent of the floor area of the structure before the addition, or 2,500 square feet, whichever is less. The proposed project would add approximately 220 square feet to the existing 1,300-square-foot structure, which is less than 50 percent of the existing floor area. Therefore, it meets the criterion of Class 1(e) and is exempt from environmental review.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The property is a historical resource, and the proposed project would not adversely impact the resource or any off-site historical resources. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.





SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

Project Address: 1357 43rd Avenue
Block/Lot: 1798/014
Case No.: 2010.0707E
Date of Review: October 8, 2010
Planning Dept. Reviewer: Sophie Hayward
(415) 558-6372 | sophie.hayward@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT



Demolition



Alteration



Addition

PROJECT DESCRIPTION

The proposed project includes interior alterations and a horizontal and vertical addition to the rear of the subject building, as well as the provision of a landscaped parking area within the existing front setback. The proposed vertical addition will be set back approximately 24' back from the front building wall – and over 51' from the front property line – in order to minimize the visual impact of the proposed addition from public rights-of-way.

According to information submitted by the Project Sponsor, the subject building measures approximately 1,300 square feet. With the proposed addition, the subject building would measure approximately 1,520 square feet. The existing building would remain a single-family home.

PRE-EXISTING HISTORIC RATING / SURVEY

The County Assessor's records indicate that the building was constructed in 1908, which is close to the estimated 1907 date of construction provided by the Project Sponsor in the submitted DPR 523(b) form. The subject building was included in the Oceanside historic resource survey not yet adopted by the Historic Preservation Commission, and is not included on the National or the California Registers. The building is considered a "Category B" (potential historic resource) building requiring further information and consultation for the purposes of CEQA review by the Planning Department.¹ It appears that the subject building is eligible as an individual historic resource for the purposes of CEQA review. As is discussed below, the subject building appears to be associated with events significant to the early development of the Oceanside neighborhood, and is eligible for the California Register under Criterion 1.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject building is located on the west side of 43rd Avenue between Irving and Judah Streets, within an RH-2 Zoning District in what is now known as the Outer Sunset neighborhood. The area surrounding

¹ Please see "Preservation Bulletin #16," available online at:

http://www.sfgov.org/site/uploadedfiles/planning/projects_reports/PresBulletin16CEQA10_8_04.PDF (November 2, 2007)

the subject building is of mixed architectural character, and does not appear to be unified by a single style or theme.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or	☒ Yes	☐ No	☐ Unable to determine
Persons: or	☐ Yes	☒ No	☐ Unable to determine
Architecture: or	☐ Yes	☒ No	☐ Unable to determine
Information Potential:	☐ Further investigation recommended.		
District or Context:	☐ Yes, may contribute to a potential district or significant context		

If Yes; Period of significance:

Notes: Below is an evaluation of the subject property against the criteria for inclusion on the California Register; it appears, based on the submitted DPR form that the subject property is individually eligible for the California Register based on its association with events. The applicant has submitted a DPR 523(b) form, prepared by William Kostura and dated February, 2006. For a more detailed description of the property, please see the DPR form.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

As noted above, it appears that the subject building was constructed in 1907, during the Oceanside's early history. Planning Department Staff concurs with the evaluation provided in the submitted DPR form:

The house appears to be eligible for the California Register under Criterion 1, patterns of history, as a rare survivor from the Oceanside's early history, and as one of the oldest houses in that neighborhood. Of the 549 residential buildings that stood in the Oceanside in 1915, only about fifty or sixty houses, or 10%, still stand and retain good integrity. This house is one of the most intact of that number, as its exterior appears to be unaltered. Since it was constructed in 1907, it is also among the oldest houses in the Oceanside. As the Oceanside was a distinct community during the 1900's-1920s, and was one of the first parts of the Sunset to be developed, the oldest and most intact houses in the Oceanside area have significance for their ability to evoke or represent the Sunset's early history.²

² DPR 523B Form for 1357 43rd Avenue. Prepared by William Kostura for SPEAK, February, 2006. Page 4.

It appears that the subject building is individually associated with events that have made a significant contribution to the broad patterns of local residential development history.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

The subject building was constructed in 1907 for Frank Lawrence, a machinist in a mill, and his wife Estelle. Estelle and her son Charles Lawrence lived in the house until as late as 1928. There is no known association between the Lawrence family and events that are significant to our local, regional, or national past. Therefore, it does not appear that the subject property is eligible for the California Register under Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

Planning Department Staff concurs with the evaluation provided in the submitted DPR form, which finds that the subject building does not appear to be eligible for the California Register under Criterion 3.

The subject building is an example of an urban Colonial Revival style single-family home, and is a one-story, wood-framed house set back nearly 28' from the front property line on a 25' wide lot. The deep front setback allows a sloped, landscaped front setback. The house has a hipped roof with one street-facing dormer window, with one wide bay window on the primary elevation. The primary entrance is recessed behind a front porch. The home is clad in wood siding.

The submitted DPR form evaluates the eligibility of the subject building under Criterion 3, architecture, in the following manner:

The house was evidently designed with care, for the hipped roof dormer relates strongly to the hipped roof that it projects from; [sic] and the molded string courses in the bay window line up with, and relate to, moldings in the porch area. The composition is also generally pleasing. Nevertheless, much finer examples of the Colonial Revival style can be found in San Francisco, and very many houses of this type and quality can be found throughout Oakland and Berkeley. While Shingled Colonial Revival houses were a very important style in the Oceanside during its first two decades, Colonial Revival houses of this type may not have been so typical of the neighborhood. Despite the very remarkable integrity of this house, it does not appear to be eligible for the California Register under Criterion 3.³

As noted above, Staff concurs with the evaluation provided in the submitted DPR form.

³ DPR 523B Form for 1357 43rd Avenue. Prepared by William Kostura for SPEAK, February, 2006. Page 4.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☒ Retains ☐ Lacks
Workmanship: ☒ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☒ Retains ☐ Lacks

Notes: Based on submitted photographs as well as a review of the submitted DPR form, it appears that the subject property retains sufficient integrity of location, association, design, workmanship, setting, feeling, and materials to express its historic significance. The submitted DPR form notes that the setting has been compromised, as "the great majority of the houses that stood on this block of 43rd Avenue in the 1910's have been demolished or altered, and so integrity of setting has been lost."⁴

3. **Determination whether the property is an "historical resource" for purposes of CEQA**

☐ No Resource Present (*Go to 6. below*)

☒ Historical Resource Present (*Continue to 4.*)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project would not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5. if the project is an alteration*).

☐ The project is a significant impact as proposed. (*Continue to 5. if the project is an alteration*)

It appears that the proposed project, including both the proposed addition at the rear of the subject building and the addition of parking within the existing front setback would be constructed in a manner that is consistent with the Secretary of the Interior's *Standards for the Treatment of Historic Properties*.

⁴ DPR 523B Form for 1357 43rd Avenue. Prepared by William Kostura for SPEAK, February, 2006. Page 3.

Below is an evaluation of the proposed project against the Secretary of the Interior's *Standards and Guidelines for the Treatment of Historic Properties* – specifically, against the ten *Standards for Rehabilitation*.

Standard 1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The proposed project includes an addition to the rear of the existing structure, and will continue to utilize the structure as a single-family residential building.

Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The proposed addition will be located at the rear of the subject building – at a distance of approximately 24' from the front building wall – in order to retain the maximum amount of character-defining historic fabric. Features such as the existing hipped roof and the dormer, as well as the street-facing elevation in its entirety will be preserved.

Standard 3: Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historical properties, will not be undertaken.

The project proposes to preserve existing architectural features. The proposed rear addition will be detailed in a manner that is compatible with the existing historic structure, and will also be distinct from the original structure in that the siding will be differentiated

Standard 4: Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

The existing structure has few alterations since its original construction, and none that appear to have been made that have acquired historic significance

Standard 5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The project proposes to preserve and rehabilitate the majority of the original portion of the residential structure. The proposed addition is set-back from the front building wall sufficiently that the form, massing, and scale of the original structure will be preserved.

Standard 6: Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Deteriorated features will be preserved and repaired, rather than replaced, whenever possible as part of the proposed project.

Standard 7: Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

No chemical or physical treatments, such as abrasive cleaning methods, are proposed as a component of the project.

Standard 8: Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

The proposed project includes only minimal excavation at the rear. The Major Environmental Analysis Division of the Planning Department has reviewed the proposed project and determined that it will not result in a significant impact to archaeological resources.

Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.

The new parking area at the front is designed with planting boxes and landscaping (pervious material driveway pavers) to resemble the soft-scape that was previously located there. As noted above, the proposed vertical and horizontal addition will be set-back approximately 24' from the front building wall, and will be approximately 51' from the front property line; therefore, the proposed rear addition will be minimally visible from public rights-of-way. The visibility of the addition will be minimized from the street-face, and will be distinct from and compatible with the front portion of the historic structure.

Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

If the rear addition were removed in the future, the primary elevation at the street face would remain very similar to its original form.

It does not appear that the proposed alterations will significantly impair the ability of the subject building to convey its historic architectural significance.

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively.

As proposed, it appears that the project avoids a significant adverse effect as it is consistent with the Secretary of the Interior's Standards for Rehabilitation. The proposed project includes the preservation of the character-defining form, massing, setting, location, feeling, materials, workmanship, design, and association of the original structure.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: It does not appear that the proposed project would have an adverse effect on off-site historical resources. The Department has determined that the proposed project is consistent with the Secretary of the Interior's *Standards*, and that the alterations do not represent a significant impact to the potential historic resources.

SENIOR PRESERVATION PLANNER REVIEW

Signature: *Tina Tam*
Tina Tam, *Senior Preservation Planner*

Date: *Nov. 5, 2010*

CC:

Delvin Washington, Team Leader, SW Quadrant
Linda Avery, *Commission Secretary*, Historic Preservation Commission
Vernaliza Byrd / Historic Resource Impact Review File

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3CS

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 5

*Resource Name or #: (Assigned by recorder) 1357 43rd Avenue

P1. Other Identifier: _____

P2. Location: ☐ Not for Publication ☒ Unrestricted *a: County San Francisco
and (P2c, P2e, and P2b or P2d. Attach Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T _____ R _____ 1/4 of _____ 1/4 of Sec _____ B.M.

c. Address 1357 43rd Avenue City San Francisco Zip 94122

d. UTM: (Give more than one for large and/or linear resources) Zone _____ mE/ _____ mN

*e. Other Locational Data: (block and lot #s)
Block 1798, lot 14

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

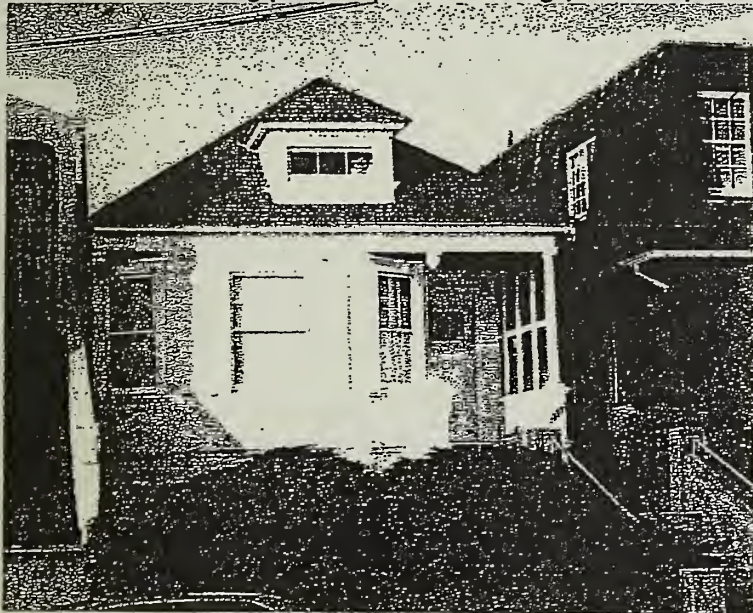
This is a one-story wood-framed house located on a 25-foot wide lot. The house is set back on its lot by about 20 to 25 feet, allowing room for a sloping yard in front. The house has a hipped roof from the ridgeline of which projects a hipped roof dormer. Most of the front façade of the house takes the form of a very wide bay window with slanted sides. The front wall of this bay extends to meet the leading edge of the roof, while the slanted sides are recessed slightly behind the leading edge. To the right of the bay window is a narrow porch recessed beneath the roof. A single round porch post, or column, supports the far right (northeast) corner of the roof. The bay window is clad in flush wooden siding, while rustic siding covers the sides of the recessed porch.

(See Continuation Sheet, page 2.)

*P3b Resource Attributes: (List attributes and codes) HP2 — single family house

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo:

(View, date)
View looking west
April 2007

*P6. Date Constructed/Age and Source: ☒ Historic

☐ Prehistoric ☐ Both
1907; water tap record

*P7. Owner and Address:
Thomas & Jocelyn Sleckman
1357 43rd Avenue

San Francisco, CA 94122

*P8. Recorded by: (Name, affiliation, and address)
William Kostura

c/o SPEAK, 1329 — 7th Avenue
San Francisco, CA 94122-2507

*P9. Date Recorded:
February 2006

*P10. Survey Type: (Describe)
intensive

P11. Report Citation*: SPEAK, Historic Context Statement of the Oceanside, A Neighborhood of the Sunset District, San Francisco, April 2007

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List)



SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT
Date received:
DOCUMENTS DEPT

DEC 10 2010

Environmental Evaluation Application

SAN FRANCISCO
PUBLIC LIBRARY

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham, or Monica Pereira
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9107, monica.pereira@sfgov.org

PART 1 - EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or <i>Historic Resource Evaluation Report</i> , as indicated in Part 3 Questions 1 and 2	☒	☒
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

Signed (owner or agent): W. L. Egan

Date: 8/2/10

(For Staff Use Only) Case No. 2010.08165

Address: 8200 GEARY BLVD.

Block/Lot: 1489/008

PART 2 - PROJECT INFORMATION

Owner/Agent Information

Property Owner PETER COOPER Telephone No. 415.248.6488
 Address 8200 GEARY BLVD. Fax No. _____
 Email CARDRI@AOL.COM
 Project Contact BILL EGAN Telephone No. 415.260.1228
 Company BILL EGAN, ARCHITECT Fax No. 415.285.2996
 Address 15 PEREGO TR. #5 Email BILL EGAN@SBL GLOBAL INC
S.F. 94131

Site Information

Site Address(es): 8200 GEARY
 Nearest Cross Street(s) 46TH AVE.
 Block(s)/Lot(s) 1489/008 Zoning District(s) RH-1
 Site Square Footage 2060 Height/Bulk District 40-X
 Present or previous site use SINGLE FAM. RES.
 Community Plan Area (if any) _____

Project Description - please check all that apply

- ☒ Addition ☐ Change of use ☐ Zoning change ☒ New construction
☒ Alteration ☐ Demolition ☐ Lot split/subdivision or lot line adjustment
☐ Other (describe) _____ Estimated Cost _____

Describe proposed use SINGLE FAM. RES.

Narrative project description. Please summarize and describe the purpose of the project.

- REMODEL FIRST FLOOR TO INCLUDE 1 CAR GARAGE, NEW FAMILY ROOM, BEDROOM & BATH
- 3RD FLOOR ADDITION TO INCLUDE 2 BEDROOMS, 2 BATHS, 2 ROOF DECKS.

PART 3 – ADDITIONAL PROJECT INFORMATION		Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☐	☒	
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒	
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒	
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒	
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	☒	☐	
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒	
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒	
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒	
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒	
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒	
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒	
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒	

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	1250	1250	1126	2376
Retail	NA			
Office	NA			
Industrial	NA			
Parking	NA			
Other (specify use)				
Total GSF				2376

Dwelling units	1	1	0	1
Hotel rooms	0			
Parking spaces	1	1	0	1
Loading spaces	0			
Number of buildings	1	1		1
Height of building(s)	23'-8"	23'-8"	8'-10"	32'-6"
Number of stories	2	2	1	3

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 1 (e)(1)

Addition to existing structure that does not add more than 50% of the floor area of the structures before the addition.

Shelley Caltz 12/7/10
Approved Shelley Caltagirone



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

MEA Planner: Brett Bollinger
Project Address: 8200 Geary Boulevard
Block/Lot: 1489/008
Case No.: 2010.0816E
Date of Review: November 22, 2010
Planning Dept. Reviewer: Shelley Caltagirone
(415) 558-6625 | shelly.caltagirone@sfgov.org

Reception:
415.558.6378

Fax:
415.558.6409

**Planning
Information:**
415.558.6377

PROPOSED PROJECT

☐ Demolition☒ Alteration☐ New Construction

PROJECT DESCRIPTION

The proposal involves constructing a third floor addition with roof decks. The project would add approximately 1,126 square feet of residential space to the existing 1,250-square-foot-building resulting in 2,376 total square feet.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property is not included on any historic resource surveys or listed on any local, state or national registries. The property is considered a "Category B" (Properties Requiring Further Consultation and Review) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to the age of the building constructed in 1939-40.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The 2,060-square-foot parcel is located on Geary Boulevard between 46th and 47th Avenues. The property is located within the Outer Richmond neighborhood in an RH-1 (Residential, House, Single-Family) Zoning District and a 40-X Height and Bulk District. The immediate blocks contain primarily residential buildings. The majority of buildings on the subject block were constructed between 1939 and 1941 in the Mid-Century Modern style. According to the Planning Department's Parcel Information Database, there are no identified historic resources located in the immediate area.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. (*This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.*)

Event: or

☐ Yes☒ No☐ Unable to determine

Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context
If Yes; Period of significance:

The subject property does not appear to be eligible for listing on the California Register as either an individual resource or a contributing building within a potential historic district. Below is an evaluation of the subject property against the criteria for inclusion on the California Register based upon information provided by the Project Sponsor.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

There is no information provided by the Project Sponsor or located in the Planning Department's background files to indicate that the subject building was associated with significant events or patterns of development during this period. Although construction of the subject building was part of the primary pattern of residential development that occurred in the area in the early part of the 20th Century, this pattern is not documented as significant within the context of the history of the neighborhood, the City, the State, or the nation. Furthermore, there are no specific historical events known to be associated with the construction or subsequent usage of the subject building as a single-family residence. It is therefore determined not to be eligible under this criterion.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;

There is no information provided by the Project Sponsor or located in the Planning Department's background files to indicate that any significant persons are associated with the subject building. Construction, ownership, and occupancy of the subject buildings appear to have involved people that were not known to be important in the history of the City, the State, or the nation. The subject building is therefore determined not to be eligible under this criterion.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

There is no information provided by the Project Sponsor or located in the Planning Department's background files to indicate that the subject building embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values. The builder, Arco Building Company, is not known as a master builder in San Francisco history and none of the company's other buildings have been identified as architecturally significant. Furthermore, Modern Age builder-developers did not commonly commission architects to design their developments so it is unlikely that the building is associated with a master architect.¹ Neither does the building appear to be eligible for embodying the characteristics of the mid-century period or the Moderne style. The building appears to be a designed in a transitional style that

¹ Brown, Mary. *San Francisco Modern Architecture and Landscape Design 1935 – 1970: Historic Context Statement (Draft)*. San Francisco Planning Department: November 2010.

combines some Mission Revival elements such as the curvilinear wall recess at the front façade and the stepped parapet with Streamline Moderne elements such as the corner window, speed lines, metal balconettes, and asymmetrical façade. Also, the building has undergone alterations, such as window replacement and the enclosure of the entry, which harm its ability to convey the original design. As such, the building does not appear to be eligible under this criterion either individually or as a contributor to a historic district.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

There is no information provided by the Project Sponsor or located in the Planning Department's background files to indicate that the subject property is likely to yield information important to a better understanding of prehistory or history. The subject building is therefore determined not to be eligible under this criterion.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

Since no period of significance is identified for this building, its integrity cannot be assessed.

-
3. **Determination of whether the property is an "historical resource" for purposes of CEQA.**

☒ No Resource Present (Go to 6 below.)

☐ Historical Resource Present (Continue to 4.)

-
4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (Continue to 5 if the project is an alteration.)

☐ The project is a significant impact as proposed. (Continue to 5 if the project is an alteration.)

-
5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project

to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: It does not appear that the proposal would have a significant adverse impact on any off-site historic resources as no known resources are located in the immediate area.

SENIOR PRESERVATION PLANNER REVIEW

Signature: *smad*
Tina Tam, Senior Preservation Planner

Date: Dec. 6, 2010

cc: Linda Avery, Recording Secretary, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File

SC: G:\DOCUMENTS\Cases\CEQA\HRER\2010.0816E_8200 Geary.doc

Photos:

No historic photos were located for 8200 Geary Blvd. The following photos are recent pictures of the building and vicinity.



Top: 8200 Geary
Blvd., south & west
elevations.

Bottom: east & south
elevations





SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination Exemption from Environmental Review

Case No.: 2010.0808E
Project Title: 1 Sansome Street
Zoning: C-3-O (Downtown Office)
450-S Height and Bulk District
Block/Lot: 0289/003
Lot Size: 9,000 square feet
Project Sponsor: Bill Doyle
(415) 283-0265
Staff Contact: Pilar LaValley - (415) 575-9072
pilar.lavalley@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

The project site is located on the northwest corner of Sansome and Sutter Streets in the downtown San Francisco Financial District. The 9,000 square foot (sf) property is occupied by a two-story, steel frame, reinforced concrete, former bank building that now serves as the atrium entrance for the adjoining Citigroup Center. The building was constructed in two phases in 1910 and 1921. The project proposes to enclose the eight existing arched openings facing onto Sansome and Sutter Streets. There would be no change in use or public access to the existing building (atrium/conservatory).

EXEMPT STATUS:

Categorical Exemption, Class 1 (State CEQA Guidelines Section 15301)

REMARKS:

See next page.

DETERMINATION:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


Bill Wycko
Environmental Review Officer


Date

cc: Bill Doyle, Project Sponsor
Brett Bollinger, MEA Division
Pilar LaValley, Neighborhood Planning Division

Supervisor David Chiu, District 3
Virna Byrd, M.D.F.
Historic Preservation Distribution List

GOVERNMENT
DOCUMENTS DEPT

DEC 16 2010

SAN FRANCISCO
PUBLIC LIBRARY

REMARKS:

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department must first determine whether the building at 1 Sansome Street is an historical resource as defined by CEQA. Under the San Francisco Planning Department CEQA Review Procedures for Historic Resources,¹ the property is a Category A building based on information in the "Here Today" survey, San Francisco Architectural Heritage downtown survey, and Planning Department's 1976 Architectural Survey.

In a memorandum dated November 2, 2010, Planning preservation staff determined that the building on the subject property is an historical resource.² As described in the memorandum, the building, constructed in two phases in 1910 and 1921, is eligible for inclusion on the California Register under Criterion 3 (Architecture) individually as it embodies the distinctive characteristics of a type and period, represents the work of two master architects (Albert Pissis and George W. Kelham), and possesses high artistic value. The subject building also appears eligible for inclusion on the California Register under Criterion 3 (Architecture) as a contributing resource to a potential California Register-eligible thematic district of early twentieth-century banking temples in downtown San Francisco. As described in the memorandum, although it has been previously altered, the existing building retains much of its integrity with respect to location, association, workmanship, feeling, and materials. While the building has undergone alterations from its original construction, it continues to convey much of its significance.³

The proposed project's alteration of the existing structure was found to be consistent with the *Secretary of the Interior's Standards*; it would not cause a substantial adverse change in the significance of an historical resource.⁴ Character-defining features of the building, which include exterior stonework and cladding, arched openings, and fenestration pattern, will be preserved. The installation of glazing in these openings is appropriate since these openings were historically glazed. The proposed point supported structural glass and brushed stainless steel window system with glass double doors in each arched opening is clearly contemporary and will not create a false sense of history. Differentiated but compatible new point supported structural glass windows and glass double doors would be installed in existing openings. The new window and door systems would be installed from the interior and would not impact historic fabric. The proposed project would preserve historic fabric and install new window and door systems in existing openings in a manner that is consistent with the *Secretary of the Interior's Standards* such that it would not impact the historic significance of the subject building or any off-site historical resources.

CEQA State Guidelines Section 15301, or Class 1, provides an exemption from environmental review for minor alteration of existing private structures involving negligible or no expansion of use beyond that

¹ San Francisco Preservation Bulletin No. 16, City and County of San Francisco Planning Department CEQA Review Procedures for Historic Resources. Available at <http://www.sfgov.org/planning/mea>.

² Historic Resource Evaluation Response Memorandum for 1 Sansome Street from Pilar LaValley, Preservation Technical Specialist, to Brett Bollinger, Environmental Planner, November 2, 2010. A copy of this memorandum is attached.

³ Ibid.

⁴ Ibid.

existing at the time of the lead agency's determination. The proposed project would meet these criteria as it proposes no change of use or physical expansion of the existing building (atrium/conservatory).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As noted above, the property is a historical resource, and the proposed project would not adversely impact the resource or any off-site historical resources. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 1 Sansome Street
Block/Lot: 0289/003
Case No.: 2010.0808E
Date of Review: November 2, 2010
Planning Dept. Reviewer: Pilar LaValley
(415) 575-9084 | pilar.lavalley@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT ☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposed project is to enclose the eight arched openings in the existing building (atrium/conservatory) at the northwest corner of Sansome and Sutter Streets. Enclosure of the openings will allow the space to remain in use during inclement weather and for conditioning of the interior. There will be no change in use or public access to the existing building (atrium/conservatory). The proposed project is depicted in conceptual plans, dated November 1, 2010, prepared by Johnson Fain.

PRE-EXISTING HISTORIC RATING / SURVEY

The subject property, formerly known as the London Paris National Bank, Anglo Bank of California, and Crocker Bank, constructed in two phases in 1910 and 1921, was previously surveyed in the "Here Today" survey (p. 293) by Junior League of San Francisco conducted in 1962, and in the San Francisco Architectural Heritage downtown survey with a rating of "A,"¹ and in the Planning Department's 1976 Architectural Survey with a rating of "5" on a scale that ranged from "-2" to "5".² The subject property was also assigned a California Historical Resource Status Code of "3S," or "appears eligible for the National Register as an individual property through survey evaluation." Based on previous surveys, the building is considered a "Category A" (Historic Resource) property for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The subject property is located in the downtown San Francisco Financial District. The building is not within a designated historic or conservation district. The surrounding area is noted in *Splendid Survivors*, which notes that the building is "an important element in one of the downtown area's finest rows on Sansome Street in the blocks stretching from Market past California. It is also part of the diminished but still fine group on lower Sutter [Street] whose major members are the Flatiron and Chancery buildings on

¹ "Individually the most important buildings in downtown San Francisco, distinguished by outstanding qualities of architecture, historical values, and relationship to the environment."

² Buildings included in the AS survey were rated by number for individual features and an overall rating which was an average of those numbers.

Market [540-548 Market Street and 562-566 Market Street, respectively], 560 Market [Street], and the Holbrooke Building on Sutter [58064 Sutter Street]."³

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. (*This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.*)

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☒ Yes ☐ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☒ Yes, may contribute to a potential district or significant context
If Yes; Period of significance: 1906-1922

As noted in a previous Historic Resource Evaluation Response memorandum prepared by the Department in 2007, the subject property at 1 Sansome Street appears eligible under Criterion 3 (Architecture) for individual listing in the California Register and as a contributing resource to a potential California Register-eligible thematic district of early twentieth-century banking temples in downtown San Francisco.

Criterion 1: *It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;*

To date, no information related to an association with significant events and the subject property has been provided. Therefore, the subject property does not appear eligible under Criterion 1.

Criterion 2: *It is associated with the lives of persons important in our local, regional or national past;*

It does not appear that the subject property is associated with the lives of important persons in our past.

Criterion 3: *It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;*

The subject building was designed in stages by two of the city's most important architects, Albert Pissis and George W. Kelham. The southern portion, designed by Pissis in the new-Classical style, was built in 1910 for the London Paris National Bank (later Anglo California National Bank, the Crocker Bank). The two-story, steel-frame, reinforced concrete building featured colonnade placed on raised pedestal, with arched window openings flanked by Doric columns. The building contained

³ As quoted in the Historic Resource Evaluation Response memorandum to Brett Bollinger from April Hesik, February 22, 2007.

five bays on Sutter Street and one bay on Sansome Street. In 1921, architect George W. Kelham designed an addition to the building that added four bays to the Sansome Street façade.

Although it has compromised integrity (see below), the subject property embodies the distinctive characteristics of a type and period, represents the work of two master architects, and possesses high artistic value. The building is representative of the neo-Classical style and is also representative of early twentieth-century banking temples in downtown San Francisco. Other such buildings include the Bank of California at 400 California Street, the Union Trust Co. Building at 744 Market Street, the Hibernia Bank at 1 Jones Street, and Crocker National Bank at 1-25 Montgomery Street, and the Savings Union Bank at 1 Grant Avenue. The building is representative of the work of prominent local architects, Albert Pissis and George W. Kelham.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☒ Retains ☐ Lacks
Association: ☒ Retains ☐ Lacks
Design: ☐ Retains ☒ Lacks
Workmanship: ☒ Retains ☐ Lacks

Setting: ☐ Retains ☒ Lacks
Feeling: ☒ Retains ☐ Lacks
Materials: ☒ Retains ☐ Lacks

In 1984, the Citicorp Center, a 43-story tower designed by William L. Pereira and Associates, was constructed at the rear (west) of the subject building. The subject building was gutted and converted into an atrium that serves as the entrance to the new tower. Based on this previous project, the integrity of the subject property is heavily compromised, though not wholly diminished. At that time, the subject building was partially demolished, with the removal of two property line walls and two of the three bays facing Sutter Street; removal of the windows and doors; removal of the roof; and removal of the interior of the building. However, the exterior of the building retains the majority of its original materials and workmanship, and the building continues to express the aesthetic and historic sense of an early twentieth-century banking temple.

-
3. **Determination of whether the property is an "historical resource" for purposes of CEQA.**

☐ No Resource Present (*Go to 6 below.*)

☒ Historical Resource Present (*Continue to 4.*)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)

☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

Staff has reviewed the project proposal and finds that it is consistent with the *Secretary of the Interior Standards for Rehabilitation (Standards)* and would not cause a substantial adverse change in the resource such that the significance of the building would be materially impaired. The following is an analysis of the proposed project impacts to the historic resource.

- The project would not negatively impact the character-defining features of the building and would install new windows and doors that are clearly differentiated but compatible with the historic materials, features, size, scale, and proportion of the existing building. The proposed point supported structural glass and brushed stainless steel window system with glass double doors in each arched opening is clearly contemporary and will not create a false sense of history. In order to insert the new glazing system, non-historic marble panels at the interior of the building will be removed and reinstalled, and no historic materials (interior or exterior) will be impacted.
- The historic character of the property will be retained and preserved. The installation of glazing in these openings is appropriate since these openings were historically glazed. Proposed work will not alter or obscure exterior stonework.
- All proposed work could be removed entirely in the future without harming the historic integrity of the building.

-
5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.
-

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

The subject property is adjacent to 225 Bush Street (Standard Oil Building), which has both AS and Heritage ratings, and is in the immediate vicinity of several other architecturally significant buildings, including the Flatiron Building at 540-548 Market Street, the Chancery Building at 562-566

Market Street, and 560 Market Street. The proposed project would not have an adverse effect on these off-site historic properties.

SENIOR PRESERVATION PLANNER REVIEW

Signature: 5ma2
Tina Tam, Senior Preservation Planner

Date: Dec. 6, 2010

cc: Linda Avery, Commission Secretary, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File

PL: G:\DOCUMENTS\1 Sansome\Historic Resource Evaluation Report.doc



SAN FRANCISCO PLANNING DEPARTMENT

GOVERNMENT
DOCUMENTS DEPT

JAN 11 2011

Environmental Evaluation Application

SAN FRANCISCO
PUBLIC LIBRARY

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham or Jeanie Poling
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9072, jeanie.poling@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☐

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

(For Staff Use Only) Case No. 2010.0806E

Address: 69 GIATTA NOV6A ST.
Block/Lot: ~~3619~~ / 072
3619

Signed (owner or agent):

A stylized, handwritten signature in black ink, consisting of several overlapping loops and a long, sweeping tail.

Date:

9.9.10

PART 2 – PROJECT INFORMATION**Owner/Agent Information**

Property Owner	<u>Meredith McKeown</u>	Telephone No.	<u>415.305.7185</u>
Address	<u>1651 Church Street</u>	Fax No.	<u>415.642.4968</u>
	<u>SF CA 94131</u>	Email	<u></u>
Project Contact	<u>Yakuh Askew</u>	Telephone No.	<u>415.920.1839</u>
Company	<u>YA studio</u>	Fax No.	<u>415.920.1840</u>
Address	<u>2407 Harrison Street Suite 2</u>	Email	<u>yakuh@ya-studio.com</u>
	<u>SF CA 94110</u>		<u></u>

Site Information

Site Address(es):	<u>69 Chattanooga Street</u>		
Nearest Cross Street(s)	<u>22nd Street</u>		
Block(s)/Lot(s)	<u>3319/072</u>	Zoning District(s)	<u>RH 2</u>
Site Square Footage	<u>3,250</u>	Height/Bulk District	<u>40-X</u>
Present or previous site use	<u>Single Family Residence</u>		
Community Plan Area (if any)	<u></u>		

Project Description - please check all that apply

☒ Addition	☐ Change of use	☐ Zoning change	☐ New construction
☒ Alteration	☐ Demolition	☐ Lot split/subdivision or lot line adjustment	
☐ Other (describe)	<u></u>	Estimated Cost	<u>\$600K</u>
Describe proposed use	<u>Single Family Residence</u>		

Narrative project description. Please summarize and describe the purpose of the project.

The project is a horizontal and vertical addition, as well as an interior remodel, to an existing single family residence to convert it from a 2-story into a 4-story single family residence.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HREER)* will be required. The scope of the HREER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	☐	☒
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the maximum estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	1,865 sf	1,865 sf	2,255 sf	4,415 sf
Retail	0	0	0	0
Office	0	0	0	0
Industrial	0	0	0	0
Parking	2-car garage 525 sf	2-car garage 525 sf	2-car garage 105 sf	2-car garage 630 sf
Other (specify use)	0	0	0	0
Total GSF	1,865 sf	1,865 sf	2,255 sf	4,415 sf
Dwelling units	1	1	0	1
Hotel rooms	0	0	0	0
Parking spaces	2-car garage	2-car garage	2-car garage	2-car garage
Loading spaces	0	0	0	0
Number of buildings	1	1	0	1
Height of building(s)	27'-6"	27'-6"	11'-0"	38'-6"
Number of stories	2	2	2	4

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 1(e)(2)

[Signature] 12-15-2010



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Brett Bollinger
Project Address: 69 Chattanooga Street
Block/Lot: 3619/072
Case No.: 2010.0806E
Date of Review: November 10, 2010
Planning Dept. Reviewer: Michael Smith
(415) 558-6322 | michael.e.smith@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT

☐

Demolition

☒

Alteration

PROJECT DESCRIPTION

The proposed project involves construction of a vertical and rear horizontal addition on single-family dwelling. The project includes replacement of the front façade with a modern vernacular and extensive interior alterations.

PRE-EXISTING HISTORIC RATING / SURVEY

Assessor's records indicate that the subject building was constructed in 1900, a default date for many pre-1906 buildings. The historic resource evaluation prepared by Y. A. Studio estimates the date of construction to be 1898 based upon water tap records. The property is not included on any historic surveys and it is not listed on the National or the California Registers. The building is considered a "Category B" (Properties Requiring Further Consultation and Review) building for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures because it is older than fifty years in age.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

69 Chattanooga Street is located on east side between 21st and 22nd Streets near the eastern border of the Noe Valley Neighborhood. The property is located within a RH-2 (Residential, House, Two-Family) Zoning District and a 40-X Height and Bulk District. The neighborhood is defined by small-scale, late nineteenth century and early twentieth century single- and multi-family dwellings. Most of the buildings on the block were constructed between 1890 and 1910. Building scale at the street ranges from two to three-stories. Exterior cladding is either painted wood siding or stucco. Some of the buildings have been modified but they generally retain their original character. The neighborhood is not a recognized historic district. The Liberty Hill Historic District, located one block east of the property, is the nearest historic district. The property does not appear to be within a potential historic district.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above*

named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context
If Yes; Period of significance:

69 Chattanooga Street is a two-story-over-basement working-class Queen Anne styled row house residence. The building is clad in stucco that covers its original wood siding. The building's west facing façade, which faces the street, is its primary façade. The subject building is set back from the street and set back from the south side property line. The building features a gabled roof that overhangs the floor below, an angled bay window tucked beneath the overhang, a set of wood stairs that access a recessed entry porch partially sheltered by an arch resting on a column, and double hung wood windows including at the second floor, a three part Palladian window set within a recessed frieze beneath the gable. The building does not appear to be eligible for listing on the California Register. Below is a brief description of the subject property's historical significance per the criteria for inclusion on the California Register. This summary is based upon the Supplemental Information Form, dated August, 2010, provided by Y. A. Studio (see file). Staff concurs with the submitted information and refers the reader to this report for more detail about the property.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

The subject property, built in 1898 (est.) is among the earliest development of the Noe Valley neighborhood as households were forced to move out beyond the working class neighborhoods that were closer to downtown. However, it cannot be demonstrated that 69 Chattanooga Street has a specific association with this development period as required by the guidelines or documented as significant within the context of the history of the neighborhood, the City, the state, or the nation. Therefore, the property does not meet the criteria for listing on the California Register under Criterion 1.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;

Charles and Alice Waterbury were the original owners and occupants of the subject property. The San Francisco directory list Mr. Waterbury as a butcher and Mrs. Waterbury as a housewife. The Waterburys owned the property until 1926 when it passed to Anna Dierks. Neither the Waterburys or any of the subsequent owners and occupants of the property were found to be significant in our local, regional, or national past. Therefore, the property does not meet the criteria for listing on the California Register under Criterion 2.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

69 Chattanooga Street is a modest wood framed Queen Anne building whose ornamentation has been removed from its front façade and replaced with stucco. The building lacks high artistic values

because its ornamentation has been removed. The buildings only remaining artistic elements are its Palladian window beneath the gable and the arch and column that frame the recessed entry porch. The architect associated with the building's original construction is unknown and therefore it is impossible to know if the building is the work of a master architect. It is highly likely that the building was taken from a pattern book and constructed by contractor similar to many buildings in the neighborhood of similar vintage. There is little to distinguish the building from buildings of similar vintage in the neighborhood. As a result, the property does not appear to meet the criteria for listing on the California Register under Criterion 3.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

Notes: The subject building is not eligible for the California Register; therefore, an investigation into its integrity was not conducted.

-
3. **Determination of whether the property is an "historical resource" for purposes of CEQA.**

☒ No Resource Present (*Go to 6 below.*)

☐ Historical Resource Present (*Continue to 4.*)

-
4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)

☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.
-

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: There is a row of three buildings on the block face that are listed on the Department's 1976 Architectural Survey. These buildings are located on the opposite side of the street and far enough removed from the subject property that their significance would not be impacted by the modern vernacular of the proposed project.

SENIOR PRESERVATION PLANNER REVIEW

Signature: Tina Tam
Tina Tam, Senior Preservation Coordinator

Date: 12-14-2010

cc: Linda Avery, Recording Secretary, Historic Preservation Commission
Brett Bollinger, Environmental Planner
Vimaliza Byrd / Historic Resource Impact Review File

MES\G:\Documents\WORD\Preservation\69 Chattanooga St..doc

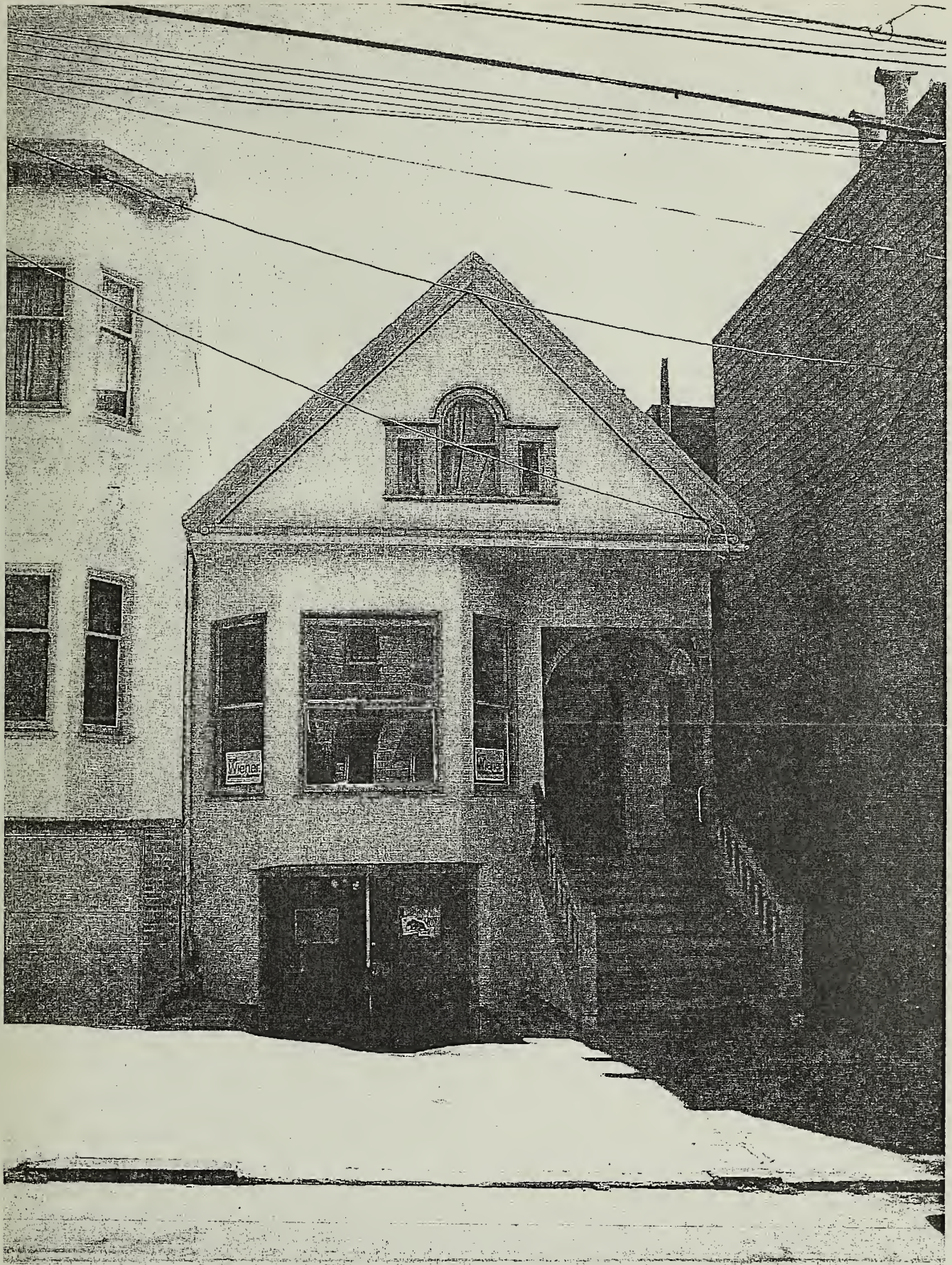


Fig. 01 – 69 Chattanooga Street, San Francisco, Front Façade





SAN FRANCISCO PLANNING DEPARTMENT

Date received:
GOVERNMENT
DOCUMENTS DEPT

DEC 17 2010

Environmental Evaluation Application

SAN FRANCISCO
PUBLIC LIBRARY

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

1/6/10 The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Chelsea Fordham, or Monica Pereira
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9071, chelsea.fordham@sfgov.org
(415) 575-9107, monica.pereira@sfgov.org

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	
Two sets of project drawings (see "Additional Information" at the end of page 4.)	☒	
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	
Fee	☒	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or <i>Historic Resource Evaluation Report</i> , as indicated in Part 3 Questions 1 and 2	☒	☐
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	☐	☒
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☐	☒
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

Signed (owner or agent): [Signature]
(For Staff Use Only) Case No. 2010.0733E

Date: 8/16/2010
Address: 591 NAPLES ST.
Block/Lot: 6090/015A

PART 2 – PROJECT INFORMATION**Owner/Agent Information**

Property Owner	<u>Kevin Liu</u>	Telephone No.	<u>415-728-1288</u>
Address	<u>591 Naples Street</u>	Fax. No.	<u></u>
	<u>San Francisco, Ca 94122</u>	Email	<u></u>
Project Contact	<u>Donald Yu</u>	Telephone No.	<u>408-550-6102</u>
Company	<u></u>	Fax No.	<u>N/A</u>
Address	<u>750 Lawton St</u>	Email	<u>dyu@yuflux.com</u>
	<u>San Francisco, Ca 94122</u>		<u></u>

Site Information

Site Address(es):	<u>591 Naples Street</u>		
Nearest Cross Street(s)	<u>Russia Ave</u>		
Block(s)/Lot(s)	<u>6090/015A</u>	Zoning District(s)	<u>RH-2</u>
Site Square Footage	<u>2,500</u>	Height/Bulk District	<u>40-X</u>
Present or previous site use	<u>One Family Dwelling & Commerical</u>		
Community Plan Area (if any)	<u></u>		

Project Description - please check all that apply

☐ Addition	☐ Change of use	☐ Zoning change	☐ New construction
☒ Alteration	☐ Demolition	☐ Lot split/subdivision or lot line adjustment	
☐ Other (describe)	Estimated Cost		

Describe proposed use Convert 1st story commerical occupancy to residential

Narrative project description. Please summarize and describe the purpose of the project.

The proposal is to remodel the 1st story commerical space into a residential dwelling, which includes a new garage door. A Historical Resource Evaluation is required because the building in question was constructed in 1927 and therefore exceeds 50 years.

PART 3 – ADDITIONAL PROJECT INFORMATION		Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☒	☐	
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒	
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? <u>N/A</u> What type of foundation would be used (if known)? <u>N/A</u>	☐	☒	
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☐	☒	
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	☒	☐	
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒	
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒	
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	☐	☒	
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒	
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe.	☐	☒	
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒	
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area? If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	☐	☒	

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.



PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	1250	1250	1188	2438
Retail	1516	0	0	0
Office	0	0	0	0
Industrial	0	0	0	0
Parking	0	0	328	328
Other (specify use)	0	0	0	0
Total GSF	2766	1250	1516	2766

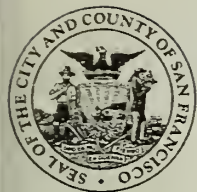
Dwelling units	1	2	0	2
Hotel rooms	0	0	0	0
Parking spaces	0	0	2	2
Loading spaces	0	0	0	0
Number of buildings	1	1	0	1
Height of building(s)	22.58	22.58	0	22.58
Number of stories	2	2	0	2

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A **transportation study** may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. **Neighborhood notification** may also be required as part of the environmental review processes.

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 1 - Existing Facilities
12-16-10



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Jeanie Poling
Project Address: 591 Naples Street
Block/Lot: 6090/015A
Case No.: 2010.0733E
Date of Review: November 23, 2010
Planning Dept. Reviewer: Moses Corrette
(415) 558-6295 | moses.corrette@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT ☐ Demolition ☒ Alteration

PROJECT DESCRIPTION

The proposed project involves the alteration of the building by converting 1,516 sf of ground-floor commercial space to 1,188 sf residential and off-street parking, and adds a garage door.

The existing building is a two-story wood-frame mixed-use building with a ground floor commercial space and residential upper floor. The façade is clad in smooth stucco, aside from the plywood boards that cover the storefront windows. The upper floor contains two projecting square bay windows and a Spanish tile-clad pent roof below a shaped parapet. The roof is flat, and the windows are replacement sash within original openings.

PRE-EXISTING HISTORIC RATING / SURVEY

Archival permit records indicate the subject property was constructed in 1927. The property is not included on any historic surveys and it is not listed on the National or California Registers. The building is considered a "Category B" (Properties Requiring Further Consultation and Review) building for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures because it is older than fifty years of age.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on a regularly shaped lot on the east side of Naples Street, north of Russia Avenue in the Excelsior District. The property is located within a RH-2 (Residential, House, Two-Family) Zoning District and a 40 -X Height and Bulk District. The immediate area consists largely of single-family homes constructed primarily between 1900 and 1930. While portions of the Excelsior District neighborhood may contain potential historic districts, the immediate blocks surrounding the 591 Naples Street site have not been formally surveyed. Moreover, the area contains relatively few individual properties identified in previous architectural or historic surveys.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above*

named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context
If Yes; Period of significance:

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

The subject property, built in 1927 is one of a number of buildings of the period scattered throughout San Francisco neighborhoods that are not in concentrated commercial strips, but provided commercial space to the immediate neighborhood. This property type identification does not constitute a significant association to qualify an individual property for the California Register.

Criterion 2: It is associated with the lives of persons important in our local, regional or national past;

The property is associated with Peter, Adolfo and Lena Conforti from the time it was erected to 1977, and other members of the family to 2005. None of the Conforti family members appears to have been important in local, state or national history that could qualify this property for the California Register.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

The subject property was erected by local builder G. L. Plou, a resident of nearby Munich Street, who does not seem to have been a significant builder. There was no architect. The building is not a significant example of Mediterranean eclectic style.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

It does not appear that the subject property is likely to yield information important to a better understanding of prehistory or history.

-
2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☒ Retains	☐ Lacks	Setting:	☒ Retains	☐ Lacks
Association:	☒ Retains	☐ Lacks	Feeling:	☐ Retains	☒ Lacks
Design:	☐ Retains	☒ Lacks	Materials:	☒ Retains	☐ Lacks
Workmanship:	☐ Retains	☒ Lacks			

The subject building has lost much of its integrity from numerous alterations to the storefront and fenestration.

3. Determination of whether the property is an "historical resource" for purposes of CEQA.

☒ No Resource Present (*Go to 6 below.*)

☐ Historical Resource Present (*Continue to 4.*)

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (*Continue to 5 if the project is an alteration.*)

☐ The project is a significant impact as proposed. (*Continue to 5 if the project is an alteration.*)

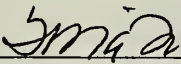
5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

There do not appear to be any off-site historical resources in the immediate vicinity that could be affected by the proposed project.

SENIOR PRESERVATION PLANNER REVIEW

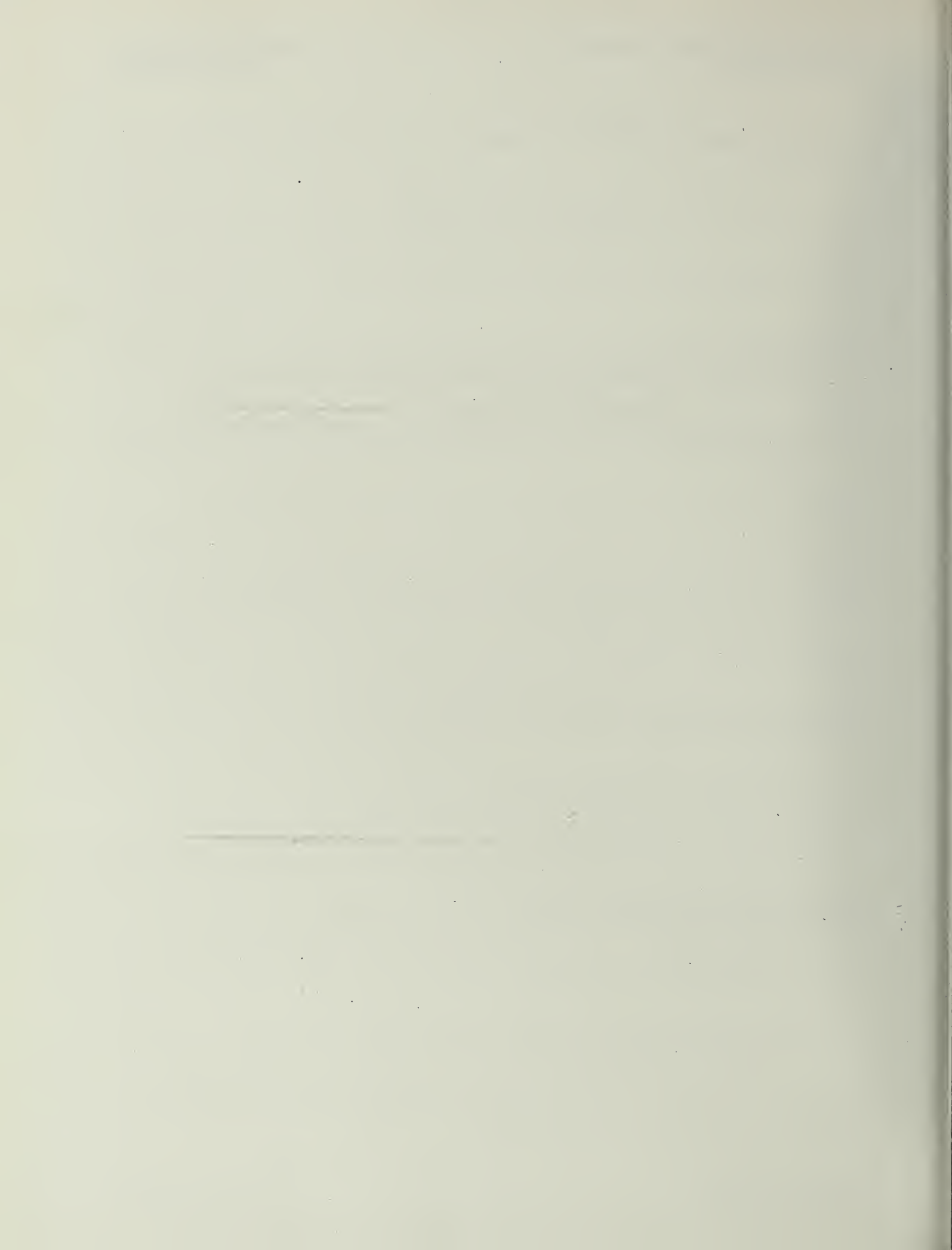
Signature: 
Tina Tam, Senior Preservation Planner

Date: Dec. 8, 2010

cc: Linda Avery, Recording Secretary, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File

Attachments: Historic Resource Evaluation Report prepared by property owner.

NMC: I:\Cases\2010\2010.0733\Historic Resource Evaluation Report.doc







SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Determination EXEMPTION FROM ENVIRONMENTAL REVIEW

Case No.: 2010.0274E
Project Title: T-Mobile Wireless Telecommunications Facilities
Block/Lot: Multiple Locations
Project Sponsor: Corey Alvin, T-Mobile, (415) 760-9763
Staff Contact: Don Lewis, (415) 575-9095, don.lewis@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION:

16/110
This Certificate of Determination supercedes the one that was issued on June 24, 2010 in order to add 14 new locations for Case No. 2010.0274E. T-Mobile proposes to install up to 39 wireless telecommunications facilities (WTFs) onto existing utility poles in the public right-of-way in San Francisco. Each WTF facility would consist of two equipment cabinets, one power meter, associated cables, and three panel antennas mounted together at the top, and all of these components would be attached to an existing utility pole (this equipment is described in further detail below). T-Mobile has provided a list of these new 39 locations at which antennas would be added as part of the proposed WTF project. The locations are distributed throughout the city and are not concentrated in one particular area. Each existing utility pole would be extended by up to approximately ten feet in height, to a total height ranging from 36 feet to 58 feet. No equipment would be installed on the ground or on buildings. The proposed WTFs would operate on both Personal

(Continued on next page.)

EXEMPT STATUS:

Categorical Exemption, Class 3 [State CEQA Guidelines Section 15303(d)]

GOVERNMENT
DOCUMENTS DEPT

REMARKS:

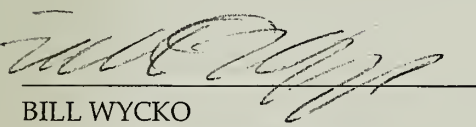
See next page.

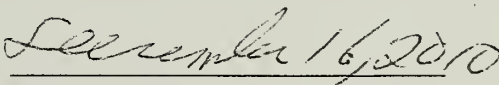
DEC 21 2010

DETERMINATION:

SAN FRANCISCO
PUBLIC LIBRARY

I do hereby certify that the above determination has been made pursuant to State and Local requirements.


BILL WYCKO
Environmental Review Officer


Date

cc: Corey Alvin, Project Contact
Historical Preservation List
Board of Supervisors

Jonas Ionin, Neighborhood Planning
Bulletin Board, M.D.F.
Ranjit Parhar, Department of Public Works

PROJECT DESCRIPTION (CONTINUED):

Communication Services (PCS) and cellular frequencies for the sole purpose of providing telecommunication service to wireless customers.

The proposed panel antennas would be 26.1 inches in height, 6.1 inches in width, and 2.7 inches in depth; the proposed equipment cabinets would be 24 inches in height, 17 inches in width, and 11 inches in depth; and the proposed power meter would be 10.88 inches in height, 8 inches in width, and 3.5 inches in depth.

The panel antenna type would be Kathrein Model 742-211 and the total effective radiated power from the three antennas would be a total of 86 watts per site. Ground disturbance is not required for any of the proposed WTF installations. The antennas would be mounted with up to 6 degrees of downtilt at an effective height of at least 36 feet above ground and would be oriented at about 120 degrees in spacing to provide service in all directions.

T-Mobile is required to obtain a Personal Wireless Service Facilities Site Permit (Site Permit) from the Department of Public Works (DPW).¹ Pursuant to DPW's Site Permit, the Planning Department must complete its California Environmental Quality Act (CEQA) review for the proposed project. In addition, the Department of Public Health must also first make a determination on each individual WTF to ensure compliance with the prevailing FCC-adopted health and safety standards limiting human exposure to radio frequency radiation.

T-Mobile previously submitted 40 WTF locations on March 31, 2009, and on November 12, 2009, the Planning Department issued a Certificate of Determination.²

REMARKS (continued):**Public Views and Aesthetics**

In evaluating whether the proposed wireless telecommunications facilities would be exempt from environmental review, the Planning Department determined that they would not result in a significant impact to public views and aesthetics. Visual quality, by its nature, is highly subjective and different viewers may have varying opinions as to whether the proposed wireless facility contributes negatively to the visual landscape of the City and its neighborhoods. It should be noted that CEQA's primary focus regarding visual impact is on scenic vistas within the public realm and the impact of the project on the

¹ Regulations for Issuing Personal Wireless Service Facilities Site Permits, City and County of San Francisco Department of Public Works Order No. 177,163. These regulations are available for review at the Planning Department, at 1650 Mission Street, Suite 400, as part of case file No. 2009.0292E.

² Thirty-nine of the 40 WTF locations have already been installed. This determination is available for review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA as part of Case File No. 2009.0292E.

existing scenic environment. The CEQA Guidelines provide an Initial Study Checklist (Appendix G) which indicates that assessments of significant impacts on visual resources should consider whether the project would result in: (1) a substantial, demonstrable negative aesthetic effect; (2) a substantial degradation or obstruction of any scenic view or vista now observed from public areas; or (3) generation of obtrusive light or glare substantially impacting other properties. The proposed project would not result in any of these conditions for the reasons described below.

The project sponsor proposes to deploy 39 wireless facilities onto existing utility poles within the public right-of-way. Based on a review of the submitted locations, no views of more than one affected utility pole would be available from any location. One location would be two blocks from Buena Vista Park, one location would be one block from Buena Vista Park, one location would be one block from Sutro Heights Park, one location borders John McLaren Park, three locations would be within one block of Golden Gate Park, one location would be one block from Mission Dolores Park, one location would be two blocks from Lafayette Park, and one location would be one block from the Presidio. Each facility would consist of two brown boxes the size of suitcases and one power meter the size of a shoebox affixed to an existing utility pole. In addition, three antennas would be "stealthed" inside the approximately 10-foot pole extension, which would be the same diameter of the existing utility pole. The antennas would be installed at least 36 feet above the ground level. The proposed wireless facilities would be visible to passersby and observers from nearby buildings but would not be so visually prominent that they would necessarily be noticed. The equipment would be viewed within the immediate context of existing street poles, overhead wires used to provide utility services (e.g., electricity, telephone, and cable television), and the overhead wires that power Muni's electric bus and streetcar fleet. The visual impacts of these wireless facilities would be confined to the immediate areas in which the equipment are located. Utility-related facilities in the public right-of-way are common throughout the City's urbanized environment, and thus the incremental visual effect of the proposed facilities would be minimal. In addition, the proposed wireless facilities would not generate any obtrusive light or glare. The Planning Department reviewed computer-generated photosimulations³ from the project sponsor of the proposed wireless facility which support the Department's conclusion that the proposed project would have a negligible effect on public views and aesthetics.

In reviewing aesthetics under CEQA generally, consideration of the existing context in which a project is proposed is required and evaluation must be based on the impact on the existing environment. That some people may not find them attractive does not mean that they create a significant aesthetic environmental impact. For the proposed project, the context is urban right-of-way that already supports similar utility structures dispersed throughout the City. The proposed wireless facilities are thus consistent with the existing, developed environment. The aesthetics of these facilities are similar to other structures in public right-of-way and therefore cannot be deemed an "unusual circumstance." For those same reasons, the "unusual circumstance" exception to the categorical exemptions is not applicable to aesthetic impacts that are similar to existing or potential comparable structures. These wireless facilities would not be unusual and would not create adverse aesthetic impacts on the environment.

³ Photosimulations of past sites were prepared by the project sponsor and they are available for review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA as part of Case File No. 2009.0292E.

For all the above reasons, installation of the proposed project would not result in a significant adverse effect on public views or aesthetics.

Historic Resources

In evaluating whether the proposed project would be exempt from environmental review under the CEQA, the Planning Department determined that the proposed project would not result in a significant adverse effect to a historic resource as defined by CEQA. As described in the attached Historic Resource Evaluation Response (HRER) Memorandum, the proposed project would not result in a significant impact to historic resources.⁴ The analysis and conclusions of the HRER are summarized below.

Antennas would be added to existing utility poles within the City and County of San Francisco. As proposed, of the 39 locations for antenna installation, there are six locations that are within areas that have been reviewed in conjunction with adopted or endorsed historic resource surveys, and may be located in areas that are designated or potential historic districts. Antennas have been proposed on utility poles in front of 1102 Anza Street, 200 10th Avenue, 600 Chestnut Street, 1300 Page Street, 3620 19th Street, and 18 Bird Street. Each of these six locations is in close proximity to a parcel that has been identified as a potential historic resource for the purposes of CEQA through the Inner Richmond Survey, the North Beach Survey, the Buena Vista Survey, the Inner Mission South Survey, and/or the 1976 Architectural Survey.

However, it is possible that a number of the proposed new wireless facilities would be located in documented and undocumented, potential historic districts. It is possible that some of the proposed new wireless facilities would be located in close proximity to buildings and sites that have been individually designated as local, California, or National historic landmarks. It is also possible that some of the proposed new wireless facilities would be located in close proximity to structures or sites that either have or have not yet been documented, but may be individually eligible for the California Register.

The Department has evaluated the proposed new antennas for existing utility poles that could be located within documented and undocumented potential historic districts within the San Francisco. Based on the size and location of the proposed wireless telecommunications equipment, the Department has determined that the project would conform with the *Secretary of the Interior's Standards for the Treatment of Historical Properties (Secretary's Standards)* for any installation proposed within a historic district. The proposed project would be consistent with the applicable *Standards and Guidelines for Rehabilitation*, including but not limited to Standards 9 and 10. Equipment proposed for utility poles within documented and undocumented potential historic districts would be clearly differentiated from historic streetscapes, and would not destroy historic materials or spatial relationships that characterize the potential districts. The proposed new equipment may be removed in the future without impairing the essential form and integrity of the historic resource, in those cases in which equipment is placed on utility poles located within documented and undocumented potential historic districts. The proposed project calls for the installation of equipment in a manner that will allow it to be completely removed without

⁴ Historic Resource Evaluation Response Memorandum, Tina Tam, Senior Preservation Planner, to Don Lewis, Planner, Major Environmental Analysis, December 7, 2010. This memorandum is attached.

affecting the essential form or integrity of the streetscape of the potential historic district. The installation of the proposed equipment would not destroy historic building fabric and would be completely reversible. If the equipment is removed in the future, the essential form and integrity of the potential historic district and its environment would be unimpaired.

As noted above, the Department's analysis applies to designated historic districts, designated historic structures, potential historic districts, and potential historic structures. The Department's determination is based on an analysis of the impact of the proposed wireless facilities; it does not appear that a proposed wireless facility would impact the setting of historic resources in a manner that is considered a significant impact and would not significantly impact the character-defining features of a district, nor would a proposed wireless facility negatively impact the integrity of a potential historic district. It is unlikely that the existence of a proposed wireless facility within the public right-of-way would prevent documented and undocumented potential historic districts or structures from conveying significance.

For the reasons described above, the proposed project would not result in a significant impact to historic resources.

Exempt Status

The California Environmental Quality Act (CEQA) State Guidelines Section 15303, or Class 3, provides for an exemption from environmental review for construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. CEQA State Guidelines Section 15303(d) specifically applies to utility extensions. The proposed wireless facilities are smaller and less noticeable than many of the examples of structures given in Section 15303 as being categorically exempt under CEQA. Thus, the proposed installations are covered by the range of activities properly exempted pursuant to Class 3.

Exceptions to Exemptions/Exclusions from Environmental Review

CEQA Guidelines Section 15300.2 lists exceptions to the use of categorical exemptions. The exceptions include that an exemption shall not be used where there is a reasonable possibility that the activity would have a significant effect on the environment due to unusual circumstances (Section 15300.2(c)), where the project would cause a substantial adverse change in the significance of a historical resource (Section 15300.2(f)), and where the project would result in a significant cumulative impact (Section 15300.2(b)). As described below, there are no conditions associated with the proposed project that would suggest the possibility of a significant environmental effect.

Radiofrequency Radiation

The proposed equipment would generate radiofrequency (RF) radiation. The applicant submitted a report evaluating the RF emissions that would be generated by the proposed project.⁵ The report concludes that the wireless telecommunications facilities, as proposed, comply with the prevailing FCC-adopted health and safety standards limiting human exposure to RF energy, and would not for this reason cause a significant effect on the environment. Pursuant to DPW Order No. 177,163, prior to approval of a Personal Wireless Service Facilities Permit, the Department of Public Health (DPH) ensures that proposed project's RF emissions comply with FCC-adopted public exposure limits.

For the reasons described above, the operation of the proposed wireless telecommunications facilities would not pose a health hazard to the general public. Therefore, the proposed project would not result in a significant effect with regard to RF emissions, and this issue would not trigger an exception to the use of a categorical exemption.

Structural Integrity

The proposed project would involve installation of equipment on existing utility pole structures. The proposed project would have no impact on the PUC's existing obligations to conduct its normal street lighting and traffic signal functions. The structural soundness of the proposed wireless facilities would be ensured by Department of Building Inspection procedures outlined within the Building Code. As such, there are no structural integrity issues that would pose potential significant environmental effects under CEQA, and this issue would not trigger an exception to the use of a categorical exemption.

Historical Resources

As described above, the Planning Department concluded that the proposed project would not cause a significant impact to a historic resource. Therefore, this issue would not trigger an exception to the use of a categorical exemption.

No Cumulative Impacts

CEQA State Guidelines Section 15300.2(b) provides that a categorical exemption shall not apply if significant impacts would result over time from successive projects of the same type in the same place. The proposed project involves the installation of 39 wireless facilities within the public right-of-way throughout the City. By their minimal nature and widely dispersed locations that would not create significant environmental impacts on historic, visual, or other resources, the impacts of the equipment would not aggregate under CEQA to a degree where the project, by itself, would have cumulative impacts.

⁵ Statement by the Consulting Engineers of Hammett & Edison, Inc. on Base Stations on JPA Poles in San Francisco, June 14, 2010. This document is available for review at the Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA as part of Case File No. 2010.0274E.

There are a few competing vendors providing similar service in San Francisco, but since all of the existing and proposed project locations have and would proceed separately at different locations, there would be no foreseeable cumulative impacts due to the proposed project. For the reasons set forth above, this project combined with other ongoing utility and infrastructure work on the public right-of-way would not contribute to cumulative impacts.

Conclusion

As described above, the proposed project would not have a significant effect on historic or visual resources. Also, there are no cumulative impacts or unusual circumstances surrounding the current proposal, including the issues of RF radiation and structural integrity, that would trigger an exception to the application of an exemption. Therefore, the installations would be categorically exempt under Class 3. For all of the above reasons, the proposed project is appropriately exempt from environmental review.



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

MEA Planner: Don Lewis
Project Address: T-Mobile Wireless Telecommunications Facilities - Various Locations
Block/Lot: Multiple Locations
Case No.: 2010.0274E
Date of Review: December 7, 2010
Planning Dept. Reviewer: Tina Tam
(415) 5558-6325 | tina.tam@sfgov.org

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT

☐ Demolition☒ Alteration

PROJECT DESCRIPTION

T-Mobile proposes to install up to 39 wireless telecommunications facilities (WTF) onto existing utility poles in the public right-of-way in San Francisco. Each WTF facility would consist of two equipment cabinets, one power meter, associated cables, and three panel antennas mounted together at the top, and all of these components would be attached to an existing utility pole (this equipment is described in further detail below). Each utility pole would be extended by up to approximately ten feet in height. No equipment would be installed on the ground or on buildings.

The proposed WTF facility would operate on both Personal Communication Services (PCS) and cellular frequencies for the sole purpose of providing telecommunication service to wireless customers

The proposed panel antennas would be 26.1 inches in height, 6.1 inches in width, and 2.7 inches in depth, the proposed equipment cabinets would be 24 inches in height, 17 inches in width, and 11 inches in depth, and the proposed power meter would be 10.88 inches in height, 8 inches in width, and 3.5 inches in depth.

PRE-EXISTING HISTORIC RATING / SURVEY

T-Mobile has provided a list of the 39 locations at which antennas would be added as part of the proposed WTF project. Antennas would be added to existing utility poles within the City and County of San Francisco. As proposed, of the 39 locations for antenna installation, there are six locations that are within areas that have been reviewed in conjunction with adopted or endorsed historic resource surveys, and may be located in areas that are designated or potential historic districts. Antennas have been proposed on utility poles in front of 1102 Anza Street, 200 10th Avenue, 600 Chestnut Street, 1300 Page Street, 3620 19th Street, and 18 Bird Street. Each of these six locations is in close proximity to a parcel that has been identified as a potential historic resource for the purposes of CEQA through the Inner Richmond Survey, the North Beach Survey, the Buena Vista Survey, the Inner Mission South Survey, and/or the 1976 Architectural Survey.

The proposed new equipment may be located on utility poles located within documented and undocumented potential historic districts for the purposes of CEQA.

The proposed new equipment will be located only on existing utility poles and will not be located on individual buildings.

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

As noted above, a number of the existing utility poles selected for use may be located in the public right-of-way within documented and undocumented potential historic districts.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or	☐ Yes	☐ No	☐ Unable to determine
Persons: or	☐ Yes	☐ No	☐ Unable to determine
Architecture: or	☐ Yes	☐ No	☐ Unable to determine
Information Potential:	☐ Further investigation recommended.		
District or Context:	☐ Yes, may contribute to a potential district or significant context		

If Yes; Period of significance:

Notes: As noted above, of the proposed new equipment to be added to existing utility poles, a number may be located within documented and undocumented potential historic districts for the purposes of CEQA.

It is possible that a number of the proposed new equipment will be located in close proximity to buildings and sites that have been individually designated as local, California, or National historic landmarks. It is also possible that a number of the proposed new equipment will be located in close proximity to structures or sites that either have or have not yet been documented, but that may be individually eligible for the California Register.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location:	☐ Retains	☐ Lacks	Setting:	☐ Retains	☐ Lacks
Association:	☐ Retains	☐ Lacks	Feeling:	☐ Retains	☐ Lacks
Design:	☐ Retains	☐ Lacks	Materials:	☐ Retains	☐ Lacks
Workmanship:	☐ Retains	☐ Lacks			

Notes: As noted above, a number of the proposed new equipment may be located in documented and undocumented potential historic districts for the purposes of CEQA.

It does not appear that the addition of the proposed new equipment will impact the integrity of any potential historic districts. Based on the submitted information, it appears that any equipment proposed for existing utility poles within an undocumented potential historic district will be consistent with the Secretary of the Interior's *Standards and Guidelines for the Treatment of Historic Properties*.

The Department has considered the potential of the proposed new equipment to impair the ability of historical resources, including undocumented potential historic districts, to convey their significance.

The Department has determined the proposed project would be consistent with the applicable *Standards and Guidelines for Rehabilitation*, including but not limited to Standards 9 and 10, as discussed in Section 4 below.

Pursuant to the submitted project proposal, T-Mobile will locate the new equipment on existing utility poles such that:

- Utility poles selected for use are located outside of the boundaries of designated historic districts;
- Utility poles selected for use are not located adjacent to designated historic sites.

3. Determination of whether the property is an "historical resource" for purposes of CEQA

- ☐ No Resource Present (*Go to 6. below*) ☒ Historical Resource Present (*Continue to 4.*)

Note: As discussed above, the equipment may be placed on utility poles located within potential historic districts.

4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

- ☒ The project appears to meet the Secretary of the Interior's Standards. (*Go to 6. below*)
Optional: ☐ See attached explanation of how the project meets standards.

- ☐ The project is NOT consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (*Continue to 5. if the project is an alteration*)

Note: Based on information submitted by the project sponsor, it appears that the project proposed by T-Mobile will conform to the Secretary of the Interior's *Standards and Guidelines for the Treatment of Historic Properties*.

The Department has determined that the proposed project is consistent with the *Standards*, including but not limited to Standards 9 and 10 of the Secretary of the Interior's *Standards and Guidelines for Rehabilitation*.

Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment.

Equipment proposed for utility poles within undocumented potential historic districts will be clearly differentiated from historic streetscapes, and will not destroy historic materials or spatial relationships that characterize the potential districts.

Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed new equipment may be removed in the future without impairing the essential form and integrity of the historic resource, in those cases in which equipment is placed on utility poles located within undocumented potential historic districts. The proposed project calls for the installation of equipment in a manner that will allow it to be completely removed without affecting the essential form or integrity of the streetscape of the potential historic district. The installation of the proposed equipment will not destroy historic building fabric, and will be completely reversible. If the equipment is removed in the future, the essential form and integrity of the potential historic district and its environment would be unimpaired.

As noted above, the Department's analysis applies to designated historic districts, designated historic structures, potential historic districts, and potential historic structures. The Department's determination is based on an analysis of the impact of the proposed equipment; it does not appear that the proposed equipment will impact the setting of historic resources in a manner that is considered a significant impact. It is unlikely that the existence of the proposed equipment within the public rights-of-way will prevent future as yet undocumented historic districts or structures from conveying significance.

-
5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

Note: As proposed, the project will ensure compliance with the Secretary of the Interior's *Standards and Guidelines for the Treatment of Historic Properties*.

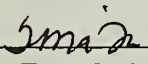
6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: As noted above, the proposed new equipment, if located on existing utility poles within documented and undocumented potential historic districts, will not significantly impact the character-defining features of the district, nor will the proposed new equipment negatively impact the integrity of the potential historic districts.

Visual quality, by nature, is highly subjective and different viewers may have varying opinions as to whether a proposed wireless facility makes for a negative impact to the setting of the City and its neighborhoods. The Department's determination is that the impact of the proposed equipment to the setting of existing and potential historic sites, structures, and districts is not significant, and would not impair the ability of historic resources to convey their significance.

SENIOR PRESERVATION PLANNER REVIEW

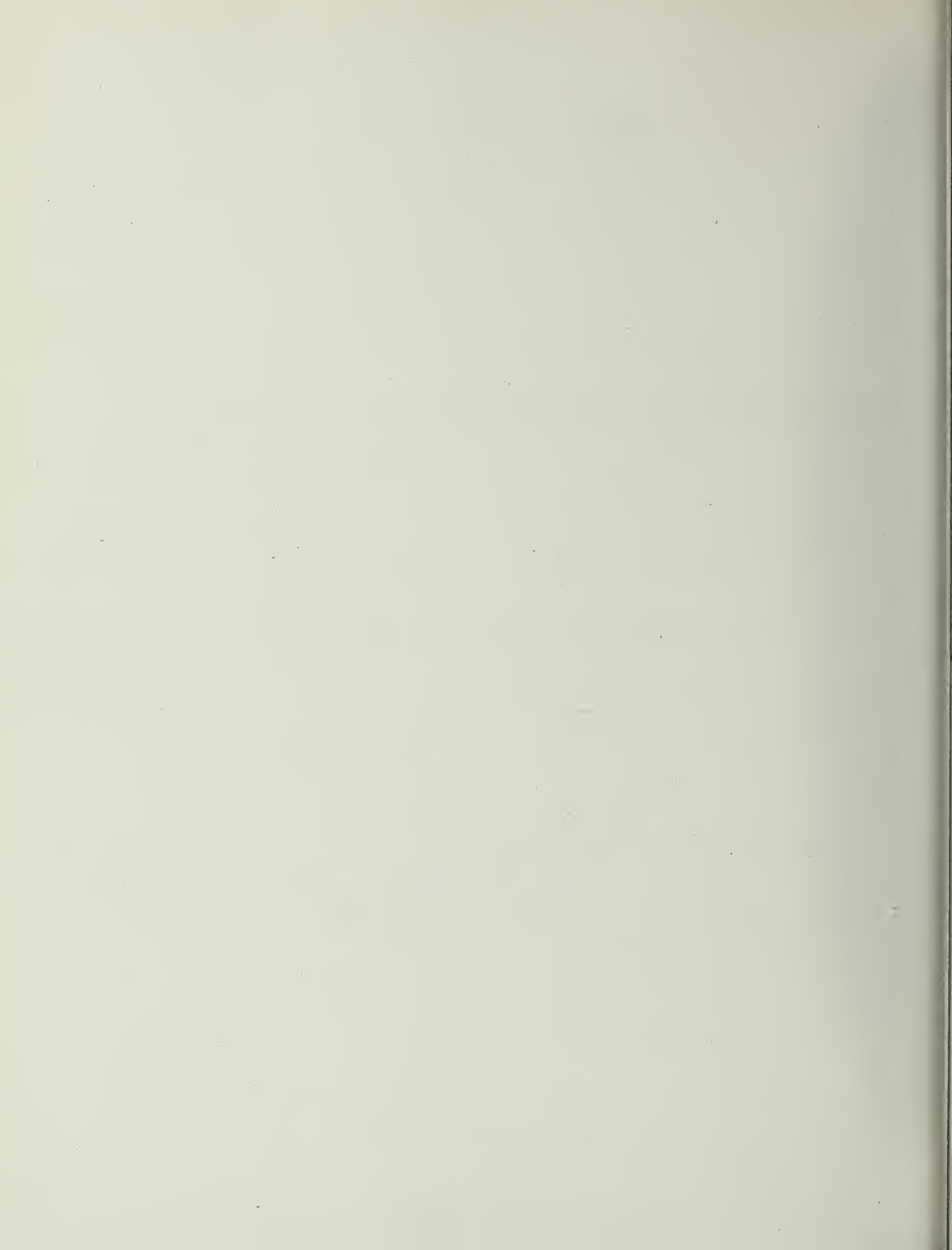
Signature: 
Tina Tam, Senior Preservation Planner

Date: Dec. 7, 2010

CC:

Linda Avery, *Commission Secretary*, Historic Preservation Commission
Vinaliza Byrd, Historic Resource Impact Review File

Site ID	Site Address
SF13145B	3351 Noriega
SF53323D	1266 43 rd Avenue
SF13139G	1867 34 th Avenue
SF43587C	690 Page
SF33391C	Adjacent to 101 Greenwood
SF53396A	215 Grafton
SF53305D	2207 32nd Ave
SF23218E	1285 34th Ave.
SF63120	4001 Judah Street
SF63252	2201 46th Avenue (2303-001)
SF63444	1601 47th Avenue (1896-001)
SF53320	3060 Taraval St (west Side) (2369-014)
SF23250	2543 Pacheco St (2149-015)
SF23257	1227 Pacheco (2136-015)
SF23235C	2503 15th Street
SF53573C	344 Garfield Street
SF53516A	5549 Anza Street
SF13095A	939 Dartmouth
SF53321C	1692 29th Avenue (1915/001)
SF23230C	1102 Anza
SF53433B	200 10th Avenue
SF23291C	175 Farnum Street
SF23249B	1201 37th Avenue
SF43585B	297 States Street
SF13092C	3620 19th Street (3587/113)
SF13140H	70 Garcia
SF22382D	1900 Pacific Ave., SF CA
SF23248C	3000 Moraga (Median)
SF23250E	1995-30th Avenue
SF23250D	Across from 2035 28th Avenue
SF43561A	In front of 3643 Balboa
SF 23220	2090 Broadway (0566/014A)
SF23267A	In front of 272 Glenview Drive
SF23289A	Christmas Tree Point/Twin Peaks Blvd.(2719/011)
SF43579D	18 Bird St (3577/074)
SF43563A	2115 Lawton St
SF43601A	600 Chestnut
SF43602A	465 Grove St (0808/043)
SF43586A	1300 Page Street





SAN FRANCISCO PLANNING DEPARTMENT

Historical Resource Review Form

Address of Project: 2740 Mission St
Cross Streets: 23rd + 24th St Block/Lot: 3643-005
Case No. 2010.0628E Permit No. _____

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

STEP 1: EXEMPTION CLASS

If neither class applies, an *Environmental Exemption Application* is required.

- ☒ **Class 1 – Existing Facilities:** Operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of this determination.
- ☐ **Class 3 – New Construction or Conversion of Small Structures:** Construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.

STEP 2: HISTORICAL RESOURCE STATUS (Refer to *Preservation Bulletin 16*.)

- ☐ **Category A: Known Historical Resource** Proceed to Step 3.
Preservation Technical Specialist Review
- ☐ **Category B: Potential Historical Resource** Proceed to Step 3.
- ☒ **Category C: Not a Historical Resource** Proceed to Step 4.
No Further Historical Resource Review Required.

GOVERNMENT
DOCUMENTS DEPT

DEC 23 2013

SAN FRANCISCO
PUBLIC LIBRARY

STEP 3: APPROVED WORK CHECKLIST

Per plans dated: _____

- ☐ Project falls within the scope of work described below. **Proceed to Step 4.** No Further Historical Resource Review Required.
- ☐ Project does not fall within the scope of work described below. **Proceed to Step 4.** Further Historical Resource Review Required.
- ☐ If 4 or more boxes are initialed, Preservation Technical Specialist review is required.

Planner's Initials	Work Description
	1. Interior alterations. Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require Preservation Technical Specialist review.
	2. Regular maintenance or restorative work that is based upon documentation of the building's historic appearance (i.e., photographs, physical evidence, historic drawings or documents, or matching buildings).
	3. In-kind window replacement at visible facades. (The size, configuration, operation, material, and exterior profiles of the <i>historic</i> windows must be matched.)

	4. Window replacement or installation of new openings at non-visible facades.
	5. Construction of deck or terrace that is not visible from any immediately adjacent public right-of-way.
	6. Installation of mechanical equipment at the roof which is not visible from any immediately adjacent public right-of-way.
	7. Installation of dormers that meet the requirements for exemption from public notification under <i>Zoning Administrator Bulletin: Dormer Windows, No. 96.2</i> .
	8. Installation of garage opening that meets the requirements of the <i>Guidelines for Adding Garages and Curb Cuts</i>
	9. Horizontal addition that is not visible from the adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure; and does not have a footprint that is more than 50% larger than that of the original building.
	10. Vertical addition that is not visible from the adjacent public right-of-way for 150' in each direction; is only a single story in height; and does not cause the removal of architectural significant roofing features such as ornate dormers, towers, or slate shingles.

Preservation Technical Specialist Review Required for work listed below:

	11. Window replacement at visible facades that is not in-kind but meets the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> .
	12. Sign installation at Category A properties.
	13. Façade alterations that do not cause the removal or alteration of any significant architectural features (i.e. storefront replacement, new openings, or new elements).
	14. Raising the building.
	15. Horizontal or vertical additions, including mechanical equipment, that are minimally visible from a public right-of-way and that meet the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> .
	16. Misc.

STEP 4: RECOMMENDATION

☒ No Further Historical Resource Review Required.

☐ Further Historical Resource Review Required: File *Environmental Exemption Application*.

Notes: The subject bldg is in the adopted survey (South Mission) and determined to not be a resource. However, the adj. bldgs are. Revised plans are submitted to ensure compatibility w/ defining features of
 Planner Name: Tina Tam

Signature: ma Date: 12/21/10

Preservation Technical Specialist Name: ma Tina Tam

Signature: ma Date: 12/21/10

Save to [I:\Building Permit Applications or I:\Cases].

If "Category A," save to [I:\MEA\Historical Resources\Category A Admin Catex].

(6 L 62)
 his. bldgs,
 i.e. cornice,
 proportion
 of ground
 floor glazing,
 and material.



MOCKWALLACE ARCHITECTS
Architecture
Interior Design / Construction Management
1108 Bryant Street
San Francisco, CA 94103
415.676.6888 / 415.676.6827
cmw@mockwallace.com



LEGEND	
(E) EXISTING	(N) NEW
(E) WALL	(N) WALL
(E) WALL - TO BE REMOVED	(N) WALL - TO BE REMOVED
(E) WALL - 2" X 8" SPCL.	(N) WALL - 2" X 8" SPCL.
(E) WALL - 4" X 8" SPCL.	(N) WALL - 4" X 8" SPCL.
(E) WALL - 6" X 8" SPCL.	(N) WALL - 6" X 8" SPCL.
(E) WALL - 8" X 8" SPCL.	(N) WALL - 8" X 8" SPCL.
(E) WALL - 10" X 8" SPCL.	(N) WALL - 10" X 8" SPCL.
(E) WALL - 12" X 8" SPCL.	(N) WALL - 12" X 8" SPCL.
(E) WALL - 14" X 8" SPCL.	(N) WALL - 14" X 8" SPCL.
(E) WALL - 16" X 8" SPCL.	(N) WALL - 16" X 8" SPCL.
(E) WALL - 18" X 8" SPCL.	(N) WALL - 18" X 8" SPCL.
(E) WALL - 20" X 8" SPCL.	(N) WALL - 20" X 8" SPCL.
(E) WALL - 22" X 8" SPCL.	(N) WALL - 22" X 8" SPCL.
(E) WALL - 24" X 8" SPCL.	(N) WALL - 24" X 8" SPCL.
(E) WALL - 26" X 8" SPCL.	(N) WALL - 26" X 8" SPCL.
(E) WALL - 28" X 8" SPCL.	(N) WALL - 28" X 8" SPCL.
(E) WALL - 30" X 8" SPCL.	(N) WALL - 30" X 8" SPCL.
(E) WALL - 32" X 8" SPCL.	(N) WALL - 32" X 8" SPCL.
(E) WALL - 34" X 8" SPCL.	(N) WALL - 34" X 8" SPCL.
(E) WALL - 36" X 8" SPCL.	(N) WALL - 36" X 8" SPCL.
(E) WALL - 38" X 8" SPCL.	(N) WALL - 38" X 8" SPCL.
(E) WALL - 40" X 8" SPCL.	(N) WALL - 40" X 8" SPCL.
(E) WALL - 42" X 8" SPCL.	(N) WALL - 42" X 8" SPCL.
(E) WALL - 44" X 8" SPCL.	(N) WALL - 44" X 8" SPCL.
(E) WALL - 46" X 8" SPCL.	(N) WALL - 46" X 8" SPCL.
(E) WALL - 48" X 8" SPCL.	(N) WALL - 48" X 8" SPCL.
(E) WALL - 50" X 8" SPCL.	(N) WALL - 50" X 8" SPCL.
(E) WALL - 52" X 8" SPCL.	(N) WALL - 52" X 8" SPCL.
(E) WALL - 54" X 8" SPCL.	(N) WALL - 54" X 8" SPCL.
(E) WALL - 56" X 8" SPCL.	(N) WALL - 56" X 8" SPCL.
(E) WALL - 58" X 8" SPCL.	(N) WALL - 58" X 8" SPCL.
(E) WALL - 60" X 8" SPCL.	(N) WALL - 60" X 8" SPCL.
(E) WALL - 62" X 8" SPCL.	(N) WALL - 62" X 8" SPCL.
(E) WALL - 64" X 8" SPCL.	(N) WALL - 64" X 8" SPCL.
(E) WALL - 66" X 8" SPCL.	(N) WALL - 66" X 8" SPCL.
(E) WALL - 68" X 8" SPCL.	(N) WALL - 68" X 8" SPCL.
(E) WALL - 70" X 8" SPCL.	(N) WALL - 70" X 8" SPCL.
(E) WALL - 72" X 8" SPCL.	(N) WALL - 72" X 8" SPCL.
(E) WALL - 74" X 8" SPCL.	(N) WALL - 74" X 8" SPCL.
(E) WALL - 76" X 8" SPCL.	(N) WALL - 76" X 8" SPCL.
(E) WALL - 78" X 8" SPCL.	(N) WALL - 78" X 8" SPCL.
(E) WALL - 80" X 8" SPCL.	(N) WALL - 80" X 8" SPCL.
(E) WALL - 82" X 8" SPCL.	(N) WALL - 82" X 8" SPCL.
(E) WALL - 84" X 8" SPCL.	(N) WALL - 84" X 8" SPCL.
(E) WALL - 86" X 8" SPCL.	(N) WALL - 86" X 8" SPCL.
(E) WALL - 88" X 8" SPCL.	(N) WALL - 88" X 8" SPCL.
(E) WALL - 90" X 8" SPCL.	(N) WALL - 90" X 8" SPCL.
(E) WALL - 92" X 8" SPCL.	(N) WALL - 92" X 8" SPCL.
(E) WALL - 94" X 8" SPCL.	(N) WALL - 94" X 8" SPCL.
(E) WALL - 96" X 8" SPCL.	(N) WALL - 96" X 8" SPCL.
(E) WALL - 98" X 8" SPCL.	(N) WALL - 98" X 8" SPCL.
(E) WALL - 100" X 8" SPCL.	(N) WALL - 100" X 8" SPCL.

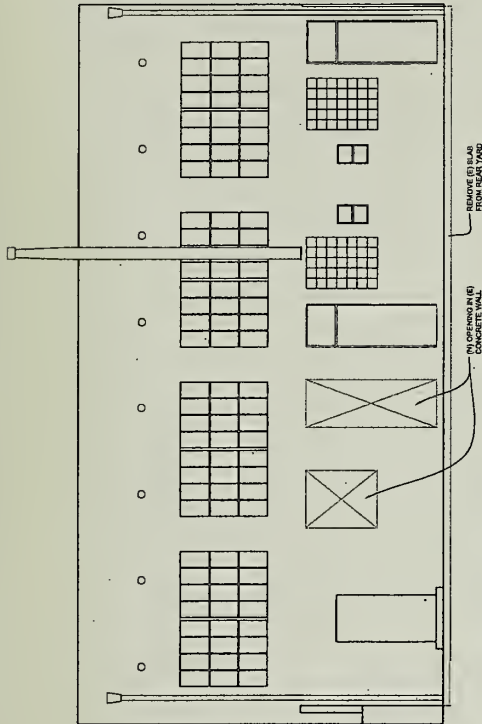
2740 MISSION STREET
SAN FRANCISCO, CA 94110
BLOCK: 3943 LOT: 005
LESSOR: POLLO CAMPERO

These drawings and specifications are the property of Mock Wallace Architects. They shall not be reproduced or used in any work without the written consent of Mock Wallace Architects. Written consent shall be obtained from Mock Wallace Architects before any drawings are used in any work. Any drawings shall be brought to the attention of Mock Wallace Architects prior to the commencement of work.

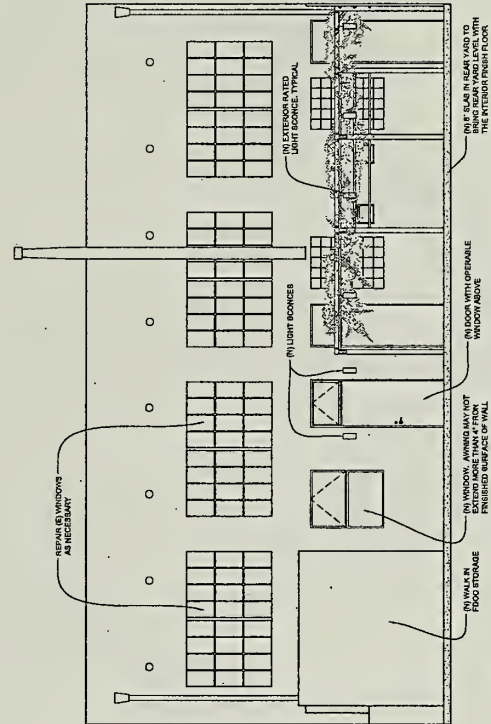
PROJECT NUMBER: 1001300
PRINT DATE: XX-XX-XX
DRAWING SCALE: SEE DWG

EXISTING AND PROPOSED ELEVATIONS

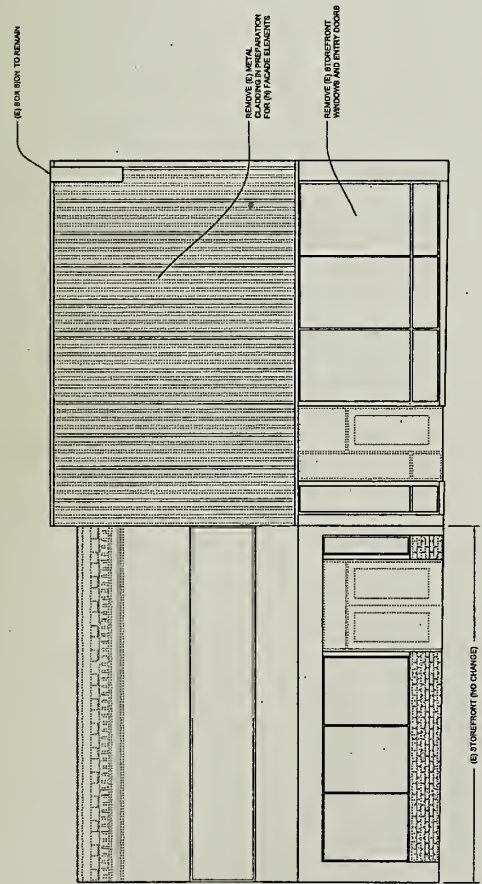
A2.0



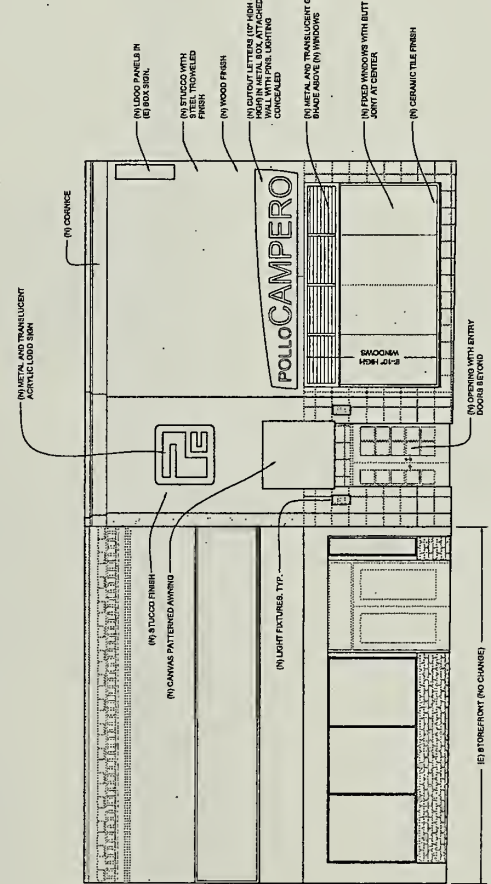
2 EXISTING REAR ELEVATION
SCALE: 1/8" = 1'-0"



4 PROPOSED REAR ELEVATION
SCALE: 1/8" = 1'-0"



1 EXISTING FRONT ELEVATION
SCALE: 1/8" = 1'-0"



3 PROPOSED FRONT ELEVATION
SCALE: 1/8" = 1'-0"

CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW
cat Ex - class 1
2/21/2018
JMA



REVENUE
CATEGORICALLY EXEMPT
cat Ex. class 1
12/12/2012
Jana

San Francisco Planning Department - South Mission Historic Resource Survey
Property Information Catalog (sorted by Assessor Block-Lot)

Assessor Block-Lot	Address (City #)	Address (High #)	Street	Attribute Code/Description 1	Attribute Code/Description 2	Year Built	Year Built Source	Primary Record (OPR 322A)	Architectural Style 1	Architectural Style 2	Historic District	CHRCO	Listing Type	Resource Eligibility	Notes
3642-050	887	891	CAMP ST	HP-3 Multiple Family Property		1885	Sanborn Co. maps (est.)	Yes	Mission Revival			6Z	none	determined not eligible for listing	Raised to 3 stories and moved forward on lot
3642-050A	881	885	CAMP ST	HP-3 Multiple Family Property		1885	Sanborn Co. maps (est.)	Yes	Mission Revival			6Z	none	determined not eligible for listing	Related to 3 stories and moved forward on lot
3642-051	879	879	CAMP ST	HP-3 Multiple Family Property		1905	Sanborn Co. maps (est.)	Yes	Non/Altered			6Z	none	determined not eligible for listing	Additional "tenement" building (c.1895) located at rear of lot.
3642-051A	871	873	CAMP ST	HP-3 Multiple Family Property		1900	Sanborn Co. maps (est.)	Yes	Mediterranean Revival			6Z	none	determined not eligible for listing	
3642-052	867	867	CAMP ST	HP-3 Multiple Family Property		1895	Sanborn Co. maps (est.)	Yes	Queen Anne			6L	none	determined not eligible for listing	
3642-053	865	865	CAMP ST	HP-3 Multiple Family Property		1883	SFPUC water tap	Yes	Mediterranean Revival			6Z	none	determined not eligible for listing	
3642-054	855	855	CAMP ST	HP-3 Multiple Family Property		1880	SFPUC water tap	Yes	Stick/Ecclectic			6Z	none	determined not eligible for listing	
3642-055	849	851	CAMP ST	HP-3 Multiple Family Property		1885	Sanborn Co. maps (est.)	Yes	Shingle			8Z	none	determined not eligible for listing	Additional dwelling located at rear of lot, moved from front of lot.
3642-056	843	843	CAMP ST	HP-3 Multiple Family Property		1889	SFPUC water tap	Yes	None			6Z	none	determined not eligible for listing	See SFPUC historical photo AAC-5699
3642-057	839	841	CAMP ST	HP-2 Single Family Property		1908	SF Assessor	Yes	Mission Revival			6L	none	determined not eligible for listing	Additional dwelling (c.1885) located at rear of lot.
3642-058	835	835	CAMP ST	Property		1871	SFPUC water tap	Yes	Italianate			6Z	none	determined not eligible for listing	Additional dwelling (c.1885) located at rear of lot.
3642-060	821	823	CAMP ST	HP-3 Multiple Family Property		1830	Architectural est.	Yes	Art Deco			7R	Individual (potential)	not determined / requires intensive research	San-attached building occupies multiple lots (3642-050/051). Original as separate detached building, mid-century repairs renovation.
3642-061	815	819	CAMP ST	HP-3 Multiple Family Property		1830	Architectural est.	Yes	Art Deco			7R	Individual (potential)	not determined / requires intensive research	San-attached building occupies multiple lots (3642-050/051). Original as separate detached building, mid-century repairs renovation.
3642-062	809	811	CAMP ST	HP-3 Multiple Family Property		1870	Sanborn Co. maps (est.)	Yes	Italianate			7R	Individual (potential)	not determined / requires intensive research	
3642-063	3241	3247	23RD ST	HP-3 Multiple Family Property		1920	SF Assessor	Yes	Edwardian			6Z	none	determined not eligible for listing	
3642-064	3233	3233	23RD ST	HP-3 Multiple Family Property		1924	SF Assessor	Yes	Edwardian			6Z	none	determined not eligible for listing	
3642-064A	3225	3225	23RD ST	HP-3 Multiple Family Property		1824	SF Assessor	Yes	None			6Z	none	determined not eligible for listing	
3642-065	3218	3219	23RD ST	HP-3 Multiple Family Property		1916	SF Assessor	Yes	Craftsman			3CS	Individual	California Register not evaluated; less than 50 years old	Very early apartment building with common entrance. Matches neighbor at 3201-23rd Street.
3642-067	1218	1218	SOUTH VAN NESS AV	HP-3 Other		1961	SF Assessor	Yes	International			n/a	none	determined not eligible for listing	
3642-068	2773	2773	MISSION ST	HP-6 1-3 Story Commercial Building		1920	SF Assessor	Yes	20th Century Commercial			7R	Individual (potential)	not determined / requires intensive research	
3642-069	2765	2765	MISSION ST	HP-6 1-3 Story Commercial Building		1920	SF Assessor	Yes	None			6Z	none	determined not eligible for listing	
3642-070	829	829	CAMP ST	HP-3 Multiple Family Property		1986	SF Assessor	No				n/a	none	not evaluated; less than 50 years old	
3642-071	825	825	CAMP ST	HP-2 Single Family Property		1880	Sanborn Co. maps (est.)	Yes	Stick/Ecclectic			3CS	Individual	California Register not evaluated; less than 50 years old	Bitingly roof
3642-073	1284	1284	SOUTH VAN NESS AV	Property		1887	SFPUC water tap	Yes	Non/Altered			8Z	none	determined not eligible for listing	
3642-075	1272	1272	SOUTH VAN NESS AV			1992	SF Assessor	No				n/a	none	determined not eligible for listing	
3642-076	1268	1268	SOUTH VAN NESS AV			1999	SF Assessor	No				n/a	none	determined not eligible for listing	
3642-080	1252	1254	SOUTH VAN NESS AV	HP-3 Multiple Family Property		1870	SFPUC water tap	Yes	Italianate			3CS	Individual	California Register not evaluated; less than 50 years old	
3642-082	2710	2710	MISSION ST	HP-6 1-3 Story Commercial Building		1917	SF Assessor	Yes	20th Century Commercial			6L	none	determined not eligible for listing	
3642-083	2712	2712	MISSION ST	HP-6 1-3 Story Commercial Building		1830	SF Assessor	Yes	Non/Altered			6Z	none	determined not eligible for listing	
3642-084	2728	2728	MISSION ST	HP-3 Multiple Family Property		1904	SF Assessor	Yes	Queen Anne			3CS	Individual	California Register not evaluated; less than 50 years old	
3642-085	2740	2740	MISSION ST	HP-6 1-3 Story Commercial Building		1827	SF Assessor	Yes	Classical Revival			6L	none	determined not eligible for listing	
3642-086	2748	2748	MISSION ST	HP-6 1-3 Story Commercial Building		1927	SF Assessor	Yes	Classical Revival			3CS	Individual	California Register not evaluated; less than 50 years old	
3642-087	2762	2762	MISSION ST	HP-6 1-3 Story Commercial Building		1918	SF Assessor	Yes	None			6Z	none	determined not eligible for listing	
3642-088	2766	2770	MISSION ST	HP-6, Hotel/Motel		1912	SF Assessor	Yes	Edwardian			6Z	none	determined not eligible for listing	
3642-089	2776	2776	MISSION ST	HP-6, Hotel/Motel		1926	SF Assessor	Yes	Spanish Colonial Revival			6Z	none	determined not eligible for listing	



SAN FRANCISCO PLANNING DEPARTMENT

Date received:

Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at sfgov.org/planning.

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Kienker. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9024, brett.bollinger@sfgov.org

Leigh Kienker
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 575-9036, leigh.kienker@sfgov.org

GOVERNMENT
DOCUMENTS DEPT

FC 23 2010

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	☒	☐
Two sets of project drawings (see "Additional Information" at the end of page 4,)	☒	☐
Photos of the project site and its immediate vicinity, with viewpoints labeled	☒	☐
Fee	☒	☐
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or <i>Historic Resource Evaluation Report</i> , as indicated in Part 3 Questions 1 and 2	☒	☐
<i>Geotechnical Report</i> , as indicated in Part 3 Questions 3a and 3b	☒	☐
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	☒	☐
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	☐	☒
Additional studies (list)	☐	☒

SAN FRANCISCO
PUBLIC LIBRARY

Applicant's Affidavit. I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

Signed (owner or agent):

Date:

(For Staff Use Only) Case No.

Address:

Block/Lot:

10/29/09

[Signature]
2009.0025E

10/29/09
140-142 Lindley St.
6665 / 071

PART 2 – PROJECT INFORMATION**Owner/Agent Information**

Property Owner	<u>Steven and Judy Gluckstern</u>	Telephone No.	<u>(415) 885-2946</u>
Address	<u>140 Laidley Street</u>	Fax. No.	<u>(415) 885-2808</u>
	<u>San Francisco, CA 94131</u>	Email	<u>Steven.Gluckstern@theajaxgroup.com</u>
Project Contact	<u>Stephen R. Miller / Andrew Junius</u>	Telephone No.	<u>(415) 567-9000</u>
Company	<u>Reuben & Junius, LLP</u>	Fax No.	<u>(415) 399-9480</u>
Address	<u>One Bush Street, Suite 600</u>	Email	<u>smiller@reubenlaw.com</u>
	<u>San Francisco, CA 94104</u>		

Site Information

Site Address(es):	<u>140 - 142 Laidley Street</u>		
Nearest Cross Street(s)	<u>Harper Street; Fairmount Street</u>		
Block(s)/Lot(s)	<u>6665 / 071</u>	Zoning District(s)	<u>RH-1</u>
Site Square Footage	<u>6,820</u>	Height/Bulk District	<u>40-X</u>
Present or previous site use	<u>Residential</u>		
Community Plan Area (if any)	<u>None</u>		

Project Description - please check all that apply

- | | | | |
|--|--|---|---|
| ☒ Addition | ☐ Change of use | ☐ Zoning change | ☐ New construction |
| ☒ Alteration | ☐ Demolition | ☐ Lot split/subdivision or lot line adjustment | |
| ☐ Other (describe) | Estimated Cost <u>\$1.5 million</u> | | |

Describe proposed use Merge three residential units into two units; alteration removing existing East Wing and portion of West Wing, as defined in Project Description, and new construction added to retained building in arrangement providing two residential units

Narrative project description. Please summarize and describe the purpose of the project.

Please see Attachment A.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district? If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	☒	☐
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district? If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	☐	☒
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade? If yes, how many feet below grade would be excavated? <u>21 feet</u> What type of foundation would be used (if known)? <u>Concrete spread footings</u>	☒	☐
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more? If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	☒	☐
4. Would the project involve expansion of an existing building envelope, or new construction, or grading, or new curb cuts, or demolition? If yes, please submit a <i>Tree Disclosure Statement</i> .	☒	☐
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	☐	☒
6. Would the project result in any construction over 40 feet in height? If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and should be submitted at the Planning Information Center, 1660 Mission Street, First Floor.	☐	☒
7. Would the project result in a construction of a structure 80 feet or higher? If yes, an initial review by a wind expert, including a recommendation as to whether a Wind Analysis* is needed, may be required, as determined by Department staff.	☐	☒
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	☐	☒
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps? If yes, please describe. Section 317 application for merger	☒	☐
10. Is the project related to a larger project, series of projects, or program? If yes, please describe.	☐	☒
11. Is the project in a Community Plan Area? If yes, please identify the area (for example, Market/Octavia).	☐	☒

* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

PART 4 – PROJECT SUMMARY TABLE

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential	Unit 1 898 (140 1 st Fl) 1,003 (140 2 nd Fl) 642 (140 3 rd Fl) Unit 2 705 (142 upper unit) Unit 3 697 (142 lower unit)	Unit 1 138 (140 1 st Fl) 1,003 (140 2 nd Fl) 642 (140 3 rd Fl)	Unit 1/2 509 (140 basement entry) Unit 1 191 (140 1 st Fl) 1,168 (140 2 nd Fl) 773 (140 3 rd Fl) Unit 2 1,384 (142 1 st Fl)	Unit 1/2 509 (basement entry) Unit 1 329 (1 st Fl) 2,171 (2 nd Fl) 1,415 (3 rd Fl) Unit 2 1,384 (142 1 st Fl)
Retail	0	0	0	0
Office	0	0	0	0
Industrial	0	0	0	0
Parking	0	0	0	0
Other (specify use)	365 (mechanical)	209 (mechanical)	517 (mechanical); 607 (garage)	726 (mechanical); 607 (garage)
Total GSF	4310	1992	5149	7141

Dwelling units	3	2	-1	2
Hotel rooms	0	0	0	0
Parking spaces	0	0	2	2
Loading spaces	0	0	0	0
Number of buildings	2	1	0	1
Height of building(s)	39'-6"	39'-6"	0	39'-6"
Number of stories	3	3	Garage / Basement	3 story over Garage / Basement Level

Please describe any additional project features that are not included in this table:

Additional Information: Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A transportation study may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department's transportation planners. Neighborhood notification may also be required as part of the environmental review processes.

140 - 142 LAIDLEY STREET
(BLOCK 6665, LOT 071)

ATTACHMENT TO THE
ENVIRONMENT EVALUATION APPLICATION

A. EXISTING CONDITIONS

The proposed project is located at 140-142 Laidley Street (Block 6665, Lot 071), which is on a 6,820 sf lot ("Property"). The easternmost portion of the 3-unit building was constructed in approximately 1900, and has undergone many character-defining alterations ("East Wing"). A *Supplemental Information For for Historical Resource Evaluation* is provided as Exhibit A, and makes clear that the East Wing meets none of the criteria for consideration as an historical resource under CEQA. In addition, no part of the building on the Property is listed on any official or unofficial historic register of the Planning Department. The westernmost portion of the building was constructed in 1987 ("West Wing"). One of the existing units crosses between the East Wing and the West Wing ("Unit 1"); and two units are entirely within the East Wing ("Unit 2" and "Unit 3").

The Project is located in an area of potential geotechnical hazard as identified in the San Francisco General Plan, and thus a geotechnical report is provided as Exhibit B.

B. PROPOSED PROJECT

The proposed project would (i) remove approximately 2,300 sf of the existing building, including all of the East Wing and a small portion of the West Wing, and (ii) newly construct approximately 5,149 sf ("Project"). The new 2-unit dwelling unit will be 7,141 sf.

The Project will also result in the merger of Units 2 and 3. The proposed new configuration of the units in the Project provides two dwelling units with floorplates in both the East Wing and the West Wing. Unit 1 is expanded to be 4,424 sf and will have 3 bedrooms. The units being merged—existing Units 2 and 3—are currently each approximately 700 sf and currently each have one bedroom. These existing Units 2 and 3 will be merged to create a new Unit 2 of 1,384 sf with two bedrooms retaining almost all (98%) of the area of the existing units to be merged.

The Project will also require a mandatory discretionary review hearing for merger of Dwelling Unit 2 and Dwelling Unit 3, pursuant to Section 317.

C. PROJECT IS EXEMPT FROM CEQA REVIEW PURSUANT TO EITHER A CLASS 2 OR CLASS 3 CATEGORICAL EXEMPTION UNDER CEQA GUIDELINES SECTION 15302 AND 15303

Class 2 categorical exemptions consist of "replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced."

(CEQA Guidelines §15302.) The Project is correctly classified as a Class 2 categorical exemption because it replaces an existing three-unit residential building with a two-unit residential building consisting of new construction and the existing West Wing.

In the alternative, a Class 3 categorical exemption consists of "construction and location" of "up to three single-family residences" in urbanized areas. (CEQA Guidelines §15303.) The proposed Project will construct new space that, added to the West Wing, will result in two dwelling units. For this reason, a Class 3 categorical exemption is the proper environmental document for this Project under CEQA if, and only if, a Class 2 categorical exemption is determined not to apply to the Project.

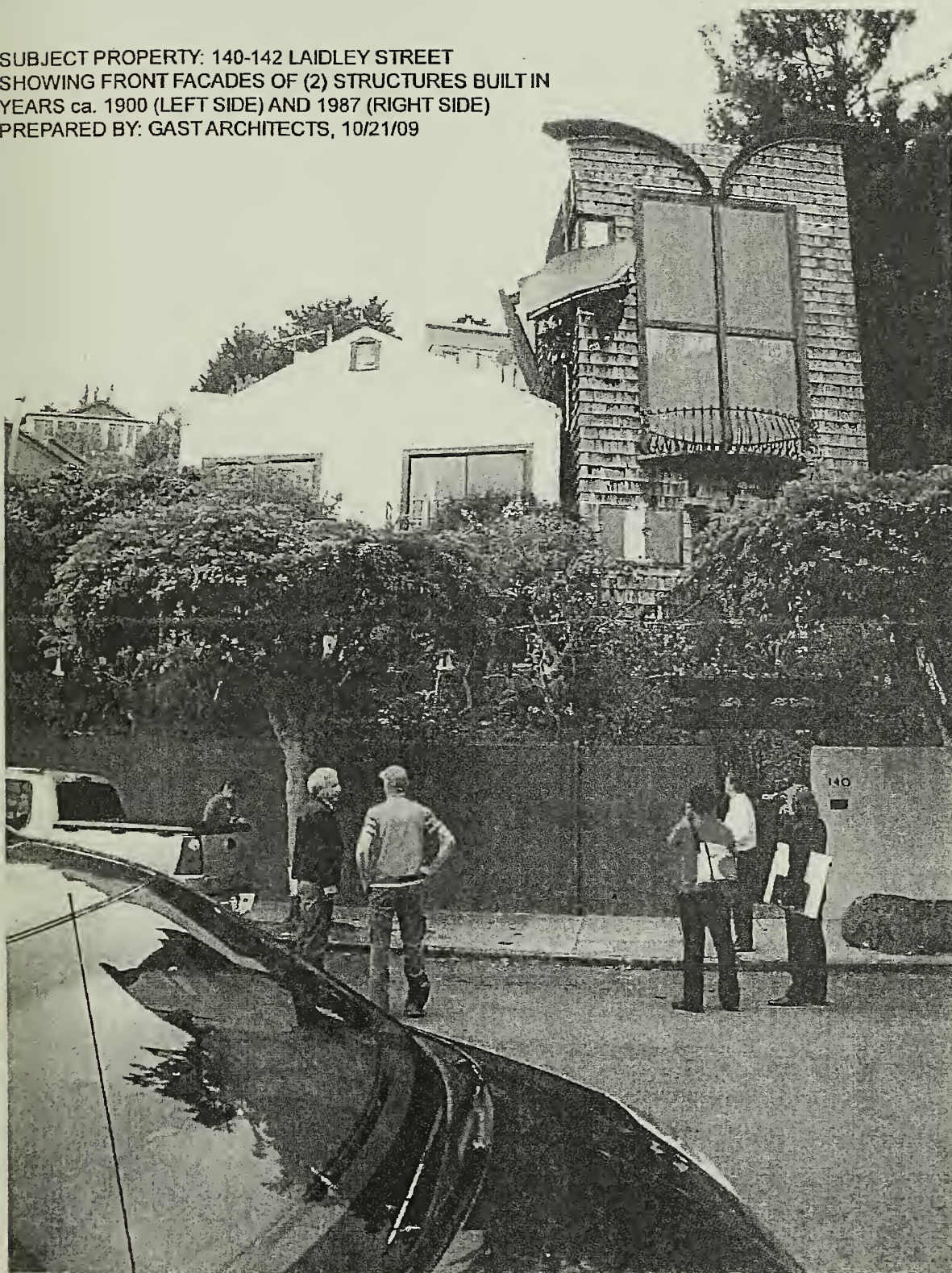
Finally, as the East Wing is not eligible to be an historical resource for purposes of CEQA, the Project will not cause a substantial adverse change to an historical resource, and thus a categorical exemption is proper. (Pub. Res. Code §§21084.1, 21084(e); CEQA Guidelines §15300.2(f).)

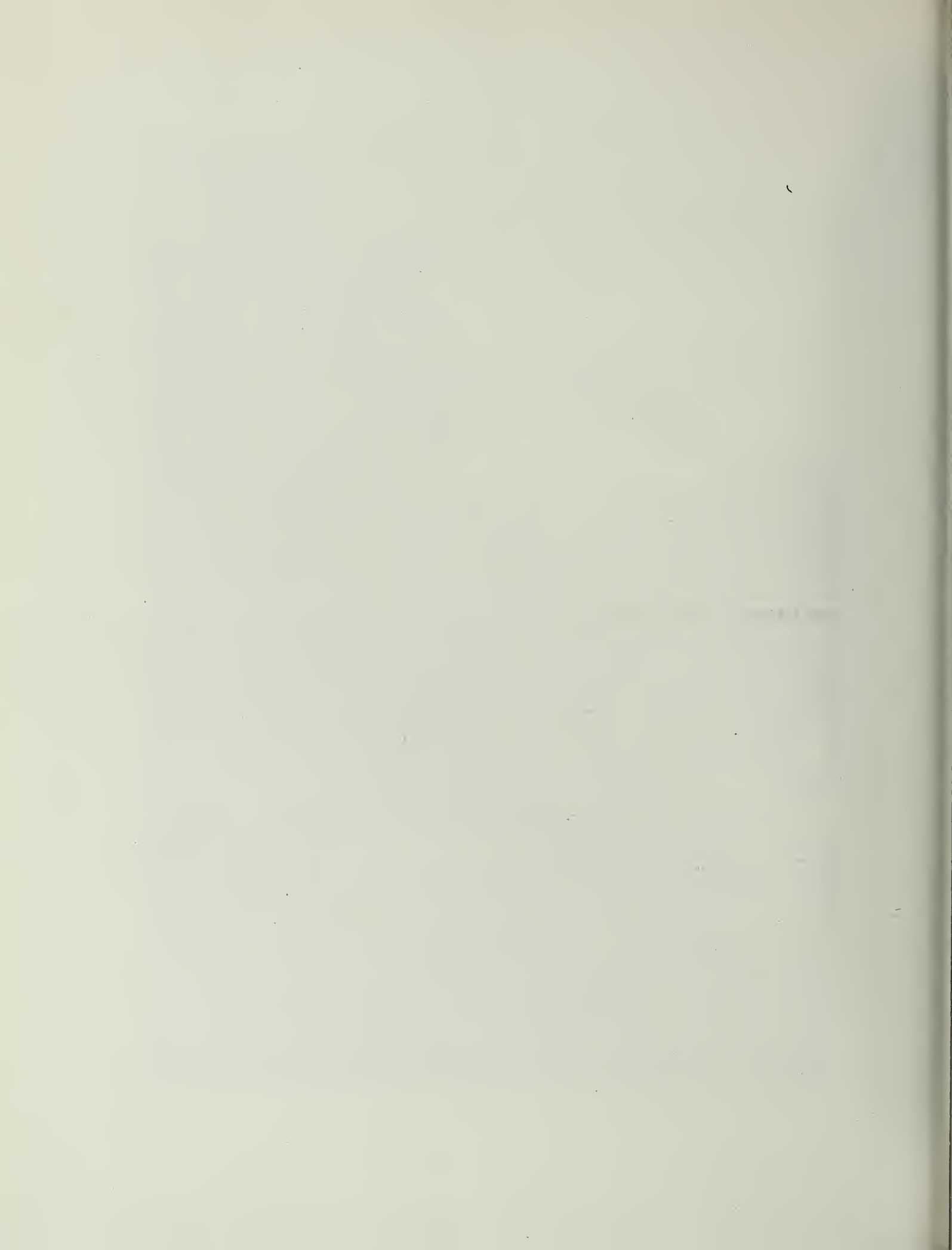
SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 1(e)(2)

W. H. S. List 12/21/2010

SUBJECT PROPERTY: 140-142 LAIDLEY STREET
SHOWING FRONT FACADES OF (2) STRUCTURES BUILT IN
YEARS ca. 1900 (LEFT SIDE) AND 1987 (RIGHT SIDE)
PREPARED BY: GAST ARCHITECTS, 10/21/09







SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Historic Resource Evaluation Response

MEA Planner: Chelsea Fordham
Project Address: 140 – 142 Laidley Street
Block/Lot: 6665/071
Case No.: 2009.1025E
Date of Review: December 21, 2010
Planning Dept. Reviewer: Michael Smith
(415) 558-6322 | michael.e.smith@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPOSED PROJECT

☐ Demolition

☒ Alteration

PROJECT DESCRIPTION

The proposal is to demolish the circa 1900 portion of the building at the south side of the lot and construct a three-story over garage addition in its place. The proposed addition would have a greenwall hyphenated connection to the 1989 portion of the building that would remain. The project would also reduce the number of dwelling units from three dwellings to two dwellings.

PRE-EXISTING HISTORIC RATING / SURVEY

140 – 142 Laidley Street first appears on the 1900 Sanborn Map and Assessor's records indicate it was constructed in 1900, a default date for many pre-1906 buildings. The building first appears on the 1900 Sanborn Map; therefore its estimated date of construction is circa 1900. An addition was constructed in 1989 that abuts the cottage to the north. The building is considered a "Category B" (Properties Requiring Further Consultation and Review) building for the purposes of the Planning Department's California Environmental Quality Act (CEQA) review procedures due to the age of the building (constructed circa 1900).

HISTORIC DISTRICT / NEIGHBORHOOD CONTEXT

The parcel is located on the west side of Laidley Street between Harper and Whitney Streets in the Glen Park neighborhood and within a RH-1 District and a 40-X Height and Bulk District. The neighborhood is defined by single- and multi-family dwellings of varying architectural styles ranging from Queen Anne to Post-Modern. The adjacent property to the north is a vacant lot. The adjacent property to the south is one-story over basement early twentieth century vernacular cottage. Because the neighborhood is built on a hillside the streets are curvilinear and sloped and the parcels also tend to be sloped. The slope is very evident on Laidley Street where the properties on the uphill side (west) of the street slope up steeply from the street and contain tall buildings at the street wall. In contrast, the properties on the downhill side (east) of the street slope down from the street and have shorter buildings at the street wall. The immediate neighborhood lacks visual continuity and thus does not appear to be within a potential historic district.

1. **California Register Criteria of Significance:** Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

Event: or ☐ Yes ☒ No ☐ Unable to determine
Persons: or ☐ Yes ☒ No ☐ Unable to determine
Architecture: or ☐ Yes ☒ No ☐ Unable to determine
Information Potential: ☐ Further investigation recommended.
District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: The subject property located at 140 - 142 Laidley Street is occupied by a circa 1900 vernacular cottage with a larger 1989 addition to the north that is designed in the Eclectic Modern style. The 1989 addition is known as the Torre San Gimignano after the architecture of a town in Italy but is referred to locally as the Owl House. Based on the analysis within the report dated May 27, 2010, and memorandum response to Alan Hess' comments dated September 28, 2010, both prepared by Page & Turnbull, the property is not eligible for listing on the California Register. Below is a brief description of the subject property's historical significance per the criteria for inclusion on the California Register based upon the Page & Turnbull evaluation. Staff concurs fully with the findings of the Page & Turnbull analysis and refers the reader to these documents for a more thorough evaluation of the property's significance.

Criterion 1: It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

Constructed circa 1900 the original cottage represents the early development of the Glen Park neighborhood but it cannot be demonstrated that the building has a specific association with its evolution as required by the guidelines. The "Owl House" addition represents the beginning of a trend on Laidley Street of constructing buildings with a modern vocabulary. However, the significance of this trend did not extend far beyond the boundaries of Laidley Street. Therefore, the property is not associated with any events that have made a significant contribution to local, regional, or national history.

Criterion 2: It is associated with the lives of persons important in our local, regional, or national past;

John and Annie Poole were the first known owners of 140 - 142 Laidley Street though they resided at the Poole-Bell Mansion located elsewhere in the neighborhood. The Poole's were significant locally but their mansion provides a better association with their significance. 140 - 142 Laidley Street was primarily inhabited by renters, none of whom were important in our local, regional, or national past. The property does not appear to meet Criterion 2 for listing on the California Register.

Criterion 3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values;

140 - 142 Laidley Street is a vernacular cottage with a larger modern addition that is constructed in a mix of the First Bay Region and Post Modern styles. The architect associated with the circa 1900 portion of 140- 142 Laidley Street is unknown and therefore it is impossible to determine if he/she is a master in the field of architecture. Jeremy Kotas and Skip Shaffer, noted local architects, designed the 1989 addition as a counterpoint to the original building. The 1989 structure is published in a number of architecture books and magazines for its whimsical exterior and dramatic interior.

Unlike the National Register, one does not have to prove that a resource less than fifty years old is of "exceptional importance" to be eligible for the California Register. In contrast, one only has to demonstrate that "sufficient time has passed to understand its historical importance." Indeed the Kotas/Shaffer addition is only 21 years old. The "fifty year rule" was put into place in order to ensure that proper historical perspective exists to determine that the property is actually significant and not merely a trend whose aesthetic or historical values do not hold up over time.

Because the California Register lacks guidance on the evaluation of historic properties from the recent past, the California Office of Historic Preservation defers to National Register Criteria Consideration G for an appropriate framework for evaluation. Properties being evaluated pursuant to Criteria Consideration G must embody exceptional significance. According to Criteria Consideration G nominating properties associated with living persons is strongly discouraged as it could be use to endorse the work or reputation of a living individual. On occasion properties associated with living persons are listed after the persons active life in the field is over. A master is a person of generally recognized greatness in a field, a known craftsman of consummate skill, or an anonymous craftsman distinguishable from others by his or her characteristic style and quality. Furthermore, sufficient time must have elapsed to assess both the person's field of endeavor and his/her contribution to that field to ensure proper perspective. Kotas is no longer active in the field of architecture though Kotas Pantaleoni Architects remains active. Since the construction of the Owl House Kotas' later work has continually altered his overall body of work thus always changing the context in which the Owl House is to be evaluated, making his work appear to follow trends instead of having a distinguishable characteristic style. While the Owl House has been published in a number of periodicals, including Alan Weintraub and David Weingarten's *Bay Area Style, Houses of the San Francisco Bay Region*, the periodicals in question do not provide sufficient evaluative analysis of the "Owl House" or its impact on local architecture, or Kotas and Shaffer and their impact on local architecture. Furthermore, one of the noted features of the Owl House is its interior spatial quality and CEQA does not apply to interior spaces that are not publicly accessible.

Criterion 4: It yields, or may be likely to yield, information important in prehistory or history;

An archeological analysis of the site was not performed because the project does not involve extensive excavation of the site.

2. **Integrity** is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

Location: ☐ Retains ☐ Lacks
Association: ☐ Retains ☐ Lacks
Design: ☐ Retains ☐ Lacks
Workmanship: ☐ Retains ☐ Lacks

Setting: ☐ Retains ☐ Lacks
Feeling: ☐ Retains ☐ Lacks
Materials: ☐ Retains ☐ Lacks

Notes: The subject building is not eligible for the California Register; therefore, an investigation into its integrity was not conducted.

-
3. Determination of whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)

☐ Historical Resource Present (Continue to 4.)

-
4. If the property appears to be an historical resource, whether the proposed project would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project will not cause a substantial adverse change in the significance of the resource such that the significance of the resource would be materially impaired. (Continue to 5 if the project is an alteration.)

☐ The project is a significant impact as proposed. (Continue to 5 if the project is an alteration.)

-
5. Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

-
6. Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

Notes: There are no off-site historic resources that would be impacted by this project.

Historic Resource Evaluation Response
December 21, 2010

CASE NO. 2009.1025E
140 - 142 Laidley Street

SENIOR PRESERVATION PLANNER REVIEW

Signature: *Tina B. Tam*
Tina B. Tam, Senior Preservation Planner

Date: 12-21-2010

cc: Linda Avery-Herbert, Recording Secretary, Historic Preservation Commission
Virnaliza Byrd / Historic Resource Impact Review File
Chelsea Fordham / MEA Planner

MES\G:\WORD\Preservation\140 - 142 Laidley St..doc

713706



